

Property Inspection Report



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Inspection prepared for: Annie Caldwell
Date of Inspection: 11/8/2026 Time: 12:45 PM
Weather: Sunny 16C
Inspector: Nick Jacques

Details of a Pre Purchase Building Inspection

The purpose of a pre purchase building inspection: To provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the building elements and services as set out in Australian Standard AS4349.1-2007 Appendix A.

The scope of a pre purchase building inspection: The inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and therefore does not form part of this inspection report.

If the property being inspected is part of a strata or company title, the inspection is limited to the interior and the immediate exterior of the particular residence being inspected. It does not cover common property.

Acceptance criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability. An Inspection Report shall contain sufficient data to enable a similarly suitably qualified inspector, who was not involved in the inspection, to check the report and independently verify the conclusions reached by the original inspector.

Changes to the inspection agreement: It is acknowledged that above purpose, scope, acceptance criteria and the terms and conditions at the end of this report and as published on The Inspection Agency's web site make up the inspection agreement and that no changes have been made to this agreement unless agreed in writing by both parties.

Properties being inspected do not "Pass" or "Fail." - The report is based on an inspection of the visible portion of the structure. Important - Please Read Carefully. You will note in the report there is set of boxes next to each section with the following written options across the top: MAINT - PREV - MONIT - DEFR - **DEFIC**

These are the definitions of these terms which may be selected:

MAINT - MAINTENANCE: A system or component other than a primary structural member requiring maintenance would benefit from minor repair, service, attention or improvement at this time. This may include but not limited to patching, trimming, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREV - PREVENTATIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFR - DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

DEFIC - DEFICIENT: A system or primary structural component marked as deficient is one that requires the attention by the purchaser, seller or agent. This would be the discovery of a deficiency on the Property, as outlined in the report. This section should be seen as an alert that further action is required.

Disclaimers

Asbestos

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 material containing asbestos happened to be noticed then this may be noted. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roofing, eaves and fencing that contains asbestos. These products should be fully sealed. for further information about asbestos in the home refer to: <http://www.australianasbestosnetwork.org.au/asbestos-todays>

Electrical

Inspection of power points, lights, RCD's and infrastructure cabling is explicitly excluded from this inspection and report. The Electrical Safety regulations Section 19.1 states that any evaluation, testing or comment, on such items must be that of a licensed electrical contractor. If you have in any doubt about the electrical infrastructure of the home then we can arrange an independent electrical inspection for you at an additional cost.

Wood destroying insects and pests

In this report, no inspection for rodents, pests, termites or other wood destroying insects or organisms or the possibility of hidden damage or potential health hazards caused by the presence of these pests and wood destroying insects was carried out at the property and no report on the presence or absence of pests and wood destroying insects is provided. We recommend that you have your home inspected by a qualified pest inspection professional to provide a pest inspection in accordance with the latest revision of AS 4349.3

Methamphetamine or other residual drugs

No inspection for residual methamphetamine (ice) or other illicit drug residue was carried out as part of this inspection. If you have any concerns about the previous use, or residual presence of such we can offer a service of swab tests at an additional cost even after settlement has taken place.

Mould (Mildew and non wood decay fungi)

No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided. Mildew and non wood decay fungi is commonly known as mould. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. If in the course of this inspection mould is noticed then this may be noted in the comments section of the appropriate item within this report. If mould is noted or if you are worried about the possibility of mould be present you should seek the advice of a suitably qualified professional. We can recommend moisture proofing services however we have no affiliation nor offer any warranties to those third party services. Your local council, State or Commonwealth Health Departments can also provide you with assistance.

Swimming Pools

As per AS 4349.1-200, Swimming Pools/Spas are not part of this building report. We recommend a pool expert should be consulted to examine the pool barrier and the general condition of the pool, equipment and plumbing. We do offer a pool safety inspection which covers the standard for pool fencing however we do not provide a pool barrier compliance certificate. Only your local council can provide this certification. This inspection can be booked on our web site.

Septic Tanks and Treatment Plants

All septic tank sewer systems and treatment plants should be inspected by a licensed plumber as this is not reported on in this Inspection Report.

Typlex Polybutylene Water Pipes

The identification and examination of Typlex Polybutylene Pipes is excluded from all Inspections. If you have doubts about the existence of such piping in homes built Circa 2017-2022 then you should request that the seller contact the builder of the home or engage a licenced plumber to examine and report.

Summary Of Major Defects And Safety Hazards

The summary below consists of significant defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

If there are no items listed below, it indicates that there are no items which require attention.

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Summary

Structural Summary

MAINT	PREV	MONIT	DEFR	DEFIC

• As requested, The Inspection Agency has conducted a visual pre purchase structural inspection of the residence named on the front of this report. The inspection and this report have been undertaken in accordance with the Terms and conditions within this report which were also provided to you at the time of confirmation of the booking.

THE INCIDENCE OF MAJOR DEFECTS:

No major structural defects to primary structural elements were sighted at the time of the inspection.

THE INCIDENCE OF MINOR DEFECTS:

The incidence of minor defects (maintenance items) in this residential building as compared with similar buildings is considered within the Average.

THE OVERALL CONDITION OF THIS DWELLING:

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is within the Average.

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

Rectification Work:

• Major Structural Defects does not include any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc., general maintenance, or spalling of masonry, fretting of mortar or rusting of primary structural elements

Vendor Inspection

Notice to Prospective Purchaser

Materials:

• Vendor Inspection - This independent inspection report has been prepared on behalf of the owner of the home to provides information to prospective buyers in relation to the property.

The report is not a guarantee in relation to the property. It is a limited opinion of condition of the inspected home at the time of inspection. The inspection and report is undertaken for the client named on the report. No responsibility is accepted to any third party.

Rights relating to this report cannot be assigned to a third party unless expressly approved by The Inspection Agency. Such assignment will be at an additional cost to the buyer.

Inspection Details

In attendance

- Seller present.

Inspected Components

A visual inspection was carried out on the following structural and electrical components to the Australian Standards AS4349.1-2007 Appendix A:

- Foundations.
- Internal walls.
- External walls.
- Ceiling structure.
- Internal roof structure.
- Ceilings.
- Roof covering ground floor.
- External structures.
- Presence of Residual Current Devices (RCD's).
- Presence of 240v hard wired smoke alarms.
- Observations of what was visible to the inspector only at the time of the inspection.

Components not inspected

The following items were not inspected:

- Plumbing, internal and external.
- Fixed plumbing and electrical and gas appliances.
- General electrical.

Restricted Access

- Roof Void has restricted access due to pitch and/or air conditioning ducting and insulation.
- Access to some items such as doors, windows, wall and floor surfaces, appliances and cabinet interiors may be restricted by furniture or personal belongings. These items are excluded from this inspection report.

Occupancy

Occupancy:

- The home is still occupied and furnished

Property Information

This report is not a certificate of compliance for council regulations, or correct boundary placement. It does not detect, or report on illegal or unauthorised building, plumbing or electrical work. The inspector always assumes that work had been undertaken to current approvals, rules and regulations at that time.

Type

- Basic - Structural condition inspection to AS4349.1-2007 Appendix A

Reason

- Pre-listing Inspection

Property Information

MAINT PREV MONIT DEFR DEFIC

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General Comments:

- There have been changes and additions carried out to the original property. The inspection agency does not warrant against there being council approval nor compliance to individual council regulations, which may differ.

Deferred Items:

- A pool / spa was noted. This was not included as part of the inspection process. You should have the seller provide you with instructions on the use of the pool and accessories at your final inspection.

Wall type

Materials:

- The construction is a double storey double brick.

Roof type

Materials:

- The roof covering material cement tile.

Home Orientation

Observation:

- The front of the home is facing North East.

Interior Areas

Interior areas consist of all internal rooms. The inspection is a visual inspection of all exposed walls, ceilings and floors. Doors and windows will also be investigated for damage and normal operation. This inspection will report on visible damage, and moisture problems if seen. Personal items in the rooms may prevent the inspector from viewing all areas, as the inspector will not move personal items including furniture, linen or cupboard contents, carpet and rugs. Wall surfaces are hand made as well as painting and there will always be minor discrepancies that are to be expected and are acceptable.

Wall Observations

MAINT PREV MONIT DEFR DEFIC

X				
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Materials:

- Plastered walls appear to be in a generally satisfactory condition.

Observations:

- Photos are indicative only and not limited.
- Due to normal movement within the property or foundations as they settle, cracks have appeared at various locations within the home. These cracks do not appear to have affected the overall structural integrity of the property and are within acceptable tolerances. Generally patching and painting will suffice.
- There is evidence of dampness in the wall adjacent to the ground floor shower recess. This is most likely due to the tile joints (grout) becoming porous, or small cracks occurring. We recommend that the shower recess is re sealed. This does not appear to have affected the structural integrity of the masonry walls in any way. Repairs to wall surfaces can be carried out as general maintenance.



Ceiling Observations

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Photos are indicative only and not limited.
- Some of the plaster ceiling sheets have deflected causing the joints between the ceiling sheets to become visually prominent and cracks to form in the underside of some sheets. This does not appear to have affected the structural integrity of the ceilings but may require some maintenance in the future.
- There is a stain to the ground floor bedroom ceiling which tested damp at the time of the inspection. The visual inspection from the roof top and restricted inspection from the internal roof space could not identify the cause of the moisture. Recommend monitoring during wet weather.





Doors

MAINT	PREV	MONIT	DEFR	DEFIC
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Materials:

- The interior doors function satisfactorily.
- The exterior doors function satisfactorily.

Window Observations

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☐	☐

Materials:

- UPVC framed windows appeared to be in a generally satisfactory condition.

Wardrobe Observations

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☐	☐

Materials:

- The wardrobes were in serviceable condition.

Stair Observations

MAINT	PREV	MONIT	DEFR	DEFIC
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Materials:

- Stairs and railings appear to be in a satisfactory condition.



Bathroom and Toilets

Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

- Cabinets appeared to be in satisfactory condition.
- Shower walls - See "Internal Areas" "Wall Observations" for further details.

Recommendations:

- As a preventative measure, we always recommend sealing tile grout and joints to prevent water infiltration into walls. Grout should be resealed every 5 years.





Kitchen

Building inspectors are not licensed plumbers or electricians and any comments made are of observation at the time of the inspection. Any testing that is done on plumbing electrical and gas items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring or plumbing of these items. We recommend that a qualified contractor be engaged to make comment on any anomaly to do with electrical plumbing and gas that is raised in this report.

Observations

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Cabinets appeared to be in satisfactory condition.



Laundry

Observations

MAINT	PREV	MONIT	DEFR	DEFIC

• Cabinets appeared to be in satisfactory condition.



Garage

Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC

- Materials:
- The attached carport has been enclosed with stud walls and cladding and appears structurally sound.
 - The vendor advised that repairs were carried out following termite damage to the original carport. Due to access restrictions the internal roof space inspection was limited to what was visible from the manhole in the laundry.



Electrical Safety

With electrical it should be noted that we are not licensed electricians and any comments made are not that of an electrician. Any testing that is done on electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring these items. Infrastructure wiring is expressly excluded from this inspection. We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or not when dealing with electrical matters.

RCD's

MAINT	PREV	MONIT	DEFR	DEFIC

- Materials:
- There are at least two RCD's covering the power and lighting circuits.



Smoke Alarms

MAINT	PREV	MONIT	DEFR	DEFIC

- There are hardwired smoke alarms installed in the bedroom hallway areas - Not tested.
- Ground floor hallway: There is a 10 year lithium battery smoke alarm installed - Not tested.



Expiry date 2035.



Expiry date 2034.



Expiry date 2034.

Foundations

Foundation Perimeter

MAINT	PREV	MONIT	DEFR	DEFIC

- Observations:
- Sections of the concrete slab that were visible to the inspector appeared satisfactory.
 - Due to the fact that the concrete slab is usually covered by floor coverings, most areas of the concrete slab are not visible. Common cracking of the concrete slab is usual as part of the curing process and general settlement. Reinforced steel (REO) is within the concrete slab to maintains the integrity.
 - All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Suspended Floor

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- There is a suspended concrete slab for the second story which appears to be performing satisfactorily.

Internal Roof Space

Inspection of the roof space is limited to areas accessible to the inspector. Some areas that are visually restricted but not limited to the eaves due to the low pitch, Areas covered by Insulation and or air conditioner duct work etc. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Our inspection does not warrant or guarantee the roof against leakage.

Roof Observations

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Comments:

- Access was available through two manholes.
- Access to ground floor manhole was partially obstructed by laundry cabinets. Due to access restrictions the inspection of the ground floor internal roof space was undertaken from the manhole.
- Limited visibility and access due to insulation, pitch and ducting.

Insulation

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Fibreglass batts insulation noted in the accessible ceiling space.

Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The timber ceiling joist structure appeared satisfactory. Inspection was limited and based on what was visually accessible inside the roof and scanning the ceilings throughout the home. The placement of insulation on the ceiling can be a restriction.

Roof

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine if a roof is watertight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

The inspection covered the unobstructed and readily accessible areas of the roof space, where the minimum area of accessibility was not less than 600 mm high by 600 mm wide (or where this clearance was not available, areas within the inspector's unobstructed line of sight and within arm's length).

- The timber roof structure appeared satisfactory.



Roof Covering

MAINT	PREV	MONIT	DEFR	DEFIC
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Condition:

- The tiled roofing material appeared to be in satisfactory condition for age.
- The top storey roof was not walked upon for the inspection due to inaccessibility and height restrictions.
- Inspected from within the roof space.
- Inspected from ground level from various locations with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.
- Ground floor inspected at various locations around the home from a ladder.



Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
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Condition:

- Flashing is an impervious material (usually galvanised sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.
- Appears to be in satisfactory condition.

Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- Dry conditions prevented a full examination of the gutters and drainage however there were no major functional concerns noted.

Exterior Surfaces

Inspection of the exterior walls is limited to areas accessible to the inspector. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Some items that may restrict access but not limited to are vegetation and stored items etc

Eaves and Fascia

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The eaves are in satisfactory condition.
- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

Walls

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The brick wall covering is in a satisfactory condition.

Grounds

Driveway and Paths

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- Pathways in reasonable shape for age and wear. No major deficiencies observed.
- Driveway in reasonable shape for age and wear. No major deficiencies observed.

Lot Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The site appears to be adequately drained.

Fence

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- The perimeter fence appeared functional.
- Steel

Deck/Stairs

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- Decking was examined and appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

Patio & Pergola

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- Porch and Alfresco appears in satisfactory and functional condition. Appears to be structurally sound.



Thank You for the opportunity to undertake this inspection for you.



Nick Jacques

Dip. Building and Construction

The Inspection Agency

Builders Reg. BC104190

Inspection Terms and conditions - 2023

SPECIAL CONDITIONS

1. The Building Consultant reserves the right to reject any request for inspection at the consultant's absolute discretion. In this event, any fees, deposit or other monies paid by the client will be refunded.
2. The Building Consultant shall not be liable for failure to perform any duty or obligation that the consultant may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, inevitable accident, inability to obtain labour or transportation, or any cause outside the reasonable control of the consultant.
3. The Inspection Agency has partnered with Austoria Pty Ltd (APL) as a sub-contractor to conduct building structural and timber pest or termite inspections when booked. APL has independent Professional Indemnity Insurance. The client acknowledges that The Inspection Agency is indemnified from any claim made as a result of the structural or timber pest inspections carried out by APL, and any dispute will be handled by APL and their representatives.

SERVICE - STRUCTURAL

As requested by the Client; the inspection carried out by the Building Consultant (the Consultant) is a "Standard Property Report" (the Report).

PURPOSE OF INSPECTION The purpose of the inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION The Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage, any Major Defect in the condition of Secondary Elements and Finishing Elements, collective (but not individual) Minor Defects, and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence inspected. Common property is not inspected.

ACCEPTANCE CRITERIA The building is to be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

The Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint, and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) and (b) are excluded from consideration in the Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in the Report.

The Client acknowledges:

1. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. The Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a special-purpose inspection report, which is adequately specified (see Exclusions below).
3. The Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covers the Readily Accessible Areas of the property. The inspection does not include areas, which are inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.1-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future
6. The Report is to be produced for the use of the Client. The Consultant is not liable for any reliance placed on the Report by any third party.
7. If during the course of the inspection the consultant utilises an RPA (remote piloted aircraft), this does not replace any physical inspection of the area. Photographic reference from an RPA is provided as a general overview of an area that may not readily accessible and cannot be considered to be a report on the condition or structural adequacy of the area in question.

EXCLUSIONS

The Client acknowledges that unless agreed in writing prior to the inspection, the Report does not cover or deal with:

- (i) any individual Minor Defect
- (ii) solving or providing costs for any rectification or repair work
- (iii) the structural design or adequacy of any element of construction
- (iv) detection of wood destroying insects such as termites and wood borers
- (v) the operation of fireplaces and chimneys
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical
- (vii) lighting or energy efficiency
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like
- (ix) any appliances such as dishwashers, ovens, stoves and ducted vacuum systems
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead-based paints
- (xi) a review of environmental or health or biological risks such as toxic mould
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone, and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

DEFINITIONS

Client means the person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

Building Consultant means a person, business or company who is qualified and experienced to undertake a prepurchase inspection in accordance with Australian Standard AS 4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections –Residential Buildings. The consultant must also meet any Government licensing requirement, where applicable.

Building and Site means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof

spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing

the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

Structure means the load bearing part of the building, comprising the Primary Elements.

Primary Elements means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, load bearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including those that provide a level of personal protection such as handrails, floor to floor access such as stairways, and the structural flooring of the building such as floorboards.

Structural Damage means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement –major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation –an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness –the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage –structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification fungal decay, wood borers, and termites.

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Secondary Elements means those parts of the building not providing load bearing capacity to the Structure, or those nonessential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Finishing Elements means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term Finishing Elements' does not include furniture or soft floor coverings such as carpet and vinyl.

Major Defect means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect means a defect other than a Major Defect.

Serious Safety Hazard means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Tests means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems.

Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster, then the inspection was based on the general knowledge and experience of the Consultant.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) &(b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of this Report.