



# Hobart Building Assessment Services

583 Nelson Road  
Mount Nelson TAS 7007  
Phone 0407 796 978

ABN: 68 197 051 007

Date of inspection: Wednesday 14.6.2008 2.00PM

## Residential Pre-Purchase Inspection Report

Prepared in accordance with Australian Standard AS4349.1 – 2007 Pre-Purchase Inspections – Residential Buildings.

Property Address: 2 Brown Street, No Town

Prepared for: Joe Bloggs

Mobile: 0000123456

Email: [joebloggs@bloggsville.org.za](mailto:joebloggs@bloggsville.org.za)

Standard Inspection – Defect Only

Real Estate company: Unique Real Estate

Sales Consultant: John Smith

Inspector: Michael Westcott



# **Inspection Agreement**

## **Pre-purchase Standard Inspection**

### **Individual Title Property**

#### **Requirement for Inspection agreement**

Australian Standard AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

#### **Purpose of inspection**

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

#### **Access limitations**

- Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.
- The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

### Dimensions for reasonable access:

AREA	ACCESS HOLE	CRAWL SPACE	HEIGHT
Roof interior	400mm x 500mm	400mm x 500mm	Accessible from a 3.6m ladder
Roof exterior		Accessible from a 3.6m ladder placed on the ground	

### Notes

Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

Sub-floor areas sprayed with chemicals are not to be inspected unless it is safe to do so.

### Conditions

An inspection report may be conditional on

- prevailing weather conditions or recent occupancy and use of services that might affect observations
- information provided by the client or the agents of the client
- deliberate concealment of defects
- any other relevant factor limiting the inspection

### Scope of inspection

#### What is not reported on - general exclusions detailed in Australian Standard AS 4349.1 - 2007

- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behaviour eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations

- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.

## **What is not reported on - specifics excluded by Australian Standard**

### **AS 4349.1 - 2007**

Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

### **What is reported on:**

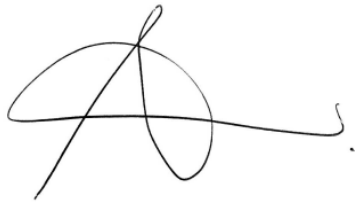
- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.
- The following areas shall be inspected where applicable:
- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves; fascias and barge
- The roof space: roof covering; roof framing; sarking; party walls; insulation
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining

walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (general & swimming pool) ; surface water (drainage effectiveness)

**The scope of the inspection includes variations to the exclusions in AS4349.1 - 2007 as detailed below.**

Nil

Agreement Accepted via email

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a horizontal line and a small flourish.

Michael Westcott

13.6.2008

Joe Bloggs

13.6.2008

## Building Construction

Year Built	1973 (Source: Tasmanian Lands & Titles Office)
Number of Stories	1
Type of Building	Detached Dwelling
Footings	Concrete strip (perimeter) and concrete pad
Flooring	Tas Oak Hardwood Tongue and Groove
Wall Framing	Tas Oak
External Cladding	Brick Veneer
Internal Wall Lining	Plaster Board
Windows	Timber Framed Single Glazed
Roof Framing	Conventional Timber Truss Framing
Roof Cladding	Terracotta Tiles

## General Access Limitations

Subfloor	Nil
External	Nil
Internal	Nil

## Explanation of codes used in this report

### Defect types

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration, Damp related	Moisture is present in unintended or unexpected locations.
D	Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (Including omissions)	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components

### Defect Significance

Type	Significance Description	Significance Explanation
MA	Major	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localised part of the building. While minor defects may be recorded, AS 4349.1 – 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home should have many more minor defects than other homes of similar age and type of construction.
SH	Safety Hazard	A safety defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

## Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage Category
Hairline cracks.	$\leq 0.1$ mm	0
Fine cracks that do not need repair.	$\leq 1.0$ mm	1
Cracks noticeable but easily filled Doors and windows stick slightly.	$\leq 5.0$ mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather tightness often impaired.	$> 5.0$ mm, $\leq 15.0$ mm (or a number of cracks 3.0 mm or more in one group)	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	$> 15.0$ mm, $\leq 25$ mm but also depends on number of cracks.	4

## Defects recorded during inspection

### Interior – Bedroom 2

Blind

blind bent

minor defect

type B



Wall

Plaster cracked

Minor defect

Type B

Damage category 2



## Interior - Hallway

Wall

Plaster cracked

Minor defect

Type B

Damage category 2





Front security door

fly screen damaged

Minor defect

Type A



## Interior – Lounge

Plaster cracked

Minor defect

Type B



## Interior - Kitchen

Corner Cupboards

Hinges loose

Minor defect

Type B



Light Switch

Top switch taped over

Minor defect

Type A

*Recommend referring matter to electrician*



## Exterior – Walls

Brickwork under back door concrete landing has moved and large cracks are evident

Major defect

type B

Defect significance

FI

*Recommend wall area be looked at by structural engineer*





## Exterior - Paths

Paths cracked and evidence of consolidation in some areas

Minor defect

Type B



Stormwater pipe - cement cracked at earthenware pipe junction

Minor defect

Type B



## Exterior – Pergola

Gutter blocked at down pipe

Minor defect

Type D



## **Exterior - Garage**

Rear Door – Unable to insert key and unable to lock from inside or outside.

*Recommend engaging a locksmith to rectify*

## **Summary**

### **MA – Major Defect**

#### **FI - Further Investigation**

**Exterior - Brickwork under rear concrete landing - evidence of substantial cracking and movement.**

*Recommend engaging structural engineer for assessment of structural damage*

### **MI – Minor Defect**

**Interior - Lounge room – walls - cracks in plasterboard**

**Interior - Bedroom 2 - crack in wall plaster and damaged blind slat**

**Interior – Hall - crack in plaster and damaged to security door flyscreen**

**Interior – kitchen - taped up light switch and loose hinges on corner cupboards**

**Exterior – Paths - cracking evident and evidence of subsidence at several locations on paths. Cracked/broken cement on stormwater pipe.**

**Exterior - Pergola - blocked gutter at downpipe.**

## Conclusions

The scope of this inspection and type of report is set out in the inspection agreement as detailed at the beginning of this report.

That agreement sets out the limitations that are contained in Australian Standard AS 4349.1 for residential pre-purchase inspections. Other specific limitations are also listed where applicable.

The purpose of the inspection is to provide a general overview of defects in the home.

The summary section above includes a list of major & minor defects that should be taken into account in terms of addressing the specific matters or accepting that those defects exist.

### DEFINITIONS

**The Definitions (High), (Typical), (Low) (Above Average), (Average) and (Below Average) relate to the inspector's opinion of the overall condition of the property.**

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 building 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.

The incidence of Major defects in this Residential Building, in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained, is considered: **Below Average**

The incidence of Minor defects in this Residential Building, in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained, is considered: **Below Average**

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

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

## **ADDITIONAL NOTES**

Smoke detectors have not been tested. Smoke detectors should be tested for correct operation prior to occupying the property.

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.

To ensure the electrical wiring and plumbing comply with current regulations, it is recommended that a licenced electrician and plumber be contracted to carry out a full inspection of services. Please contact Hobart Building Assessment Services if you require any recommendations.

## **DISCLAIMER**

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 to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-Law. It is not a structural report. Should you require any advice of 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 the 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, 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 (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak);the presence or absence of timber pests; gas fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic, noise levels; health and safety issues; heritage concerns; security concerns; fire protection site drainage



(apart from surface water drainage); swimming pools and spas (non structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this report is not a guarantee that defects and or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.(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 controversy or claim arising out of, or relating to this report, either party must give written notice of the dispute to the other party. If the dispute is not resolved within (10) days from the service of the notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

5. Tests are made on shower recesses to detect leaks but the tests may not show incorrect water proofing if silicone liquid or masonry sealant has been applied prior to the inspection as such application is a temporary water proofing measure and is found to last for some months.

6. The report does not identify timber destroying pests, comments relating to timber infestation and does not comment on non-structural pest damage. These problems should be referred to a qualified pest inspector. We do not have formal expertise or qualification in pest inspection or timber infestation and in the case of any inspection, survey or report we will if requested by the client act as agent for the client for the purpose of obtaining an inspection and/or report from an organization specialising in such services.

7. Where replacement building costs are given this figure should not be confused with any other values relating to the property and the figure represents rebuilding of the building only in the current market place, not inclusive of costs relating to demolition, redesign, fittings, landscaping, pools, fencing etc. and with any such valuations being provided as a guide only.

8. 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).

9. This report is made for the benefit of the client to whom it is addressed and no other person shall be entitled to rely on this report for any purposes whatsoever.

10. Access for the inspection to be undertaken is limited to areas accessible from a 3.6 metre ladder. The following items are excluded from the report unless you have given us additional written instructions to the contrary: room sizes, boundaries, easement, covenants and the like minor points that are patently obvious or have no structural significance, geological condition as to foundation soil condition, nor does it cover the conditions of concealed plumbing, electrical, gas or motorised appliances.

11. If a verbal report is given we shall not be held responsible for any matter whatsoever should the applicant misconstrue and/or fail to understand such verbal report.

12. Where large structural retaining walls are in service to a property a special purpose building report will be required by a structural engineer. No comments are provided in this report as to whether an engineer is required or not.

13. 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 general remarks 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 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. 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 as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.

14. 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 general remarks section of the report. If mould is noted as present within the property or if you notice Mould and 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 or a qualified expert such as an Industry Hygienist.

We appreciate the opportunity to inspect this property for you. Please contact us if you have any further inspection requirements or any queries in relation to this report.