



Property address:
23 Hollow Way
Brighton



Pre Purchase Property Inspection Report

Australian Property Surveyors
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Property Details

Inspection Details

| | | | |
|--------------------|---------------|----------|-----------------|
| Street address | 23 Hollow Way | | |
| State | Vic | Suburb | Brighton |
| Date of inspection | 30/05/13 | Postcode | 3189 |
| Time of inspection | 1:30pm | Weather | Raining/ cloudy |

Building Details

| | | | |
|-------------|--------|--------------|--------------|
| Roof | Tiles | Walls | Brick veneer |
| Storey's | Single | Windows | Aluminium |
| Floor | Timber | Outbuildings | Garage |
| Bedrooms | 3 | Furnished | Yes |
| Approx. age | | | |

Client Details

| | | | |
|----------------|--|-----------|--|
| Name | | Phone No. | |
| Street address | | State | |
| Suburb | | Postcode | |
| Email | | | |

Real Estate Details

| | | | |
|--------------|--|-----------|--|
| Contact name | | Phone No. | |
| Agency | | Branch | |

APS Inspector Details

| | | | |
|----------------|---------------|-----------|--------------|
| Inspector name | Neil McCready | Phone No. | 0418 101 165 |
|----------------|---------------|-----------|--------------|

Contents

| | |
|------------------------------|-----------|
| Property Details | 1 |
| Summary | 5 |
| 1. External Roof | 7 |
| 2. Roof Space | 8 |
| 3. Sub floor space | 10 |
| 4. Interior | 11 |
| <i>4.0 Throughout</i> | <i>11</i> |
| <i>4.1 Entry Hall</i> | <i>12</i> |
| <i>4.2 Lounge</i> | <i>13</i> |
| <i>4.4 Kitchen</i> | <i>14</i> |
| <i>4.5 Laundry</i> | <i>17</i> |
| <i>4.7 Bathroom</i> | <i>20</i> |
| <i>4.9 Bed 1</i> | <i>23</i> |
| 5. Exterior 24 | |
| 6. Verandahs | 28 |
| Important Information | 31 |

General

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

This report has been prepared in accordance with **AS 4349.1**

Purpose of Inspection

The purpose of the inspection is to provide advice to the client regarding the condition of the structure of the property.

Scope

A visual assessment of the property was undertaken to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Areas to be inspected

The inspection has covered all accessible areas. The following areas have been inspected in accordance with AS 4349.1 ; Interior, Exterior, Roof space, Subfloor space, Roof exterior, the property within 30m of the main building.

Access Limitations

Places where entry is unobtainable to the Inspector or where access is not available are excluded from and do not form part of the inspection. Limitations may include right of entry, locked doors, security system, furniture etc. Physical access limitations may include height, narrow boundary clearance, small roof or crawl space. The report shall identify any area or item within the scope of the building inspection that was not inspected and the factor that prevented inspection.

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. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

NOTES:

1. 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.
2. 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

Summary

The following is a general summary of the condition of the internal and external of the house, for more details on the individual items please refer to the report.

| General Condition | |
|---|--|
| The apparent condition of the property with respect to age and in comparison to similar properties. | The property is in reasonable condition for its age. |
| Any Major Defects: | Garage building. |
| Evidence of Major Structural Defects: | There is evidence of cracking to the external brick walls to the East, West and North elevations, we recommend you engage a structural engineer to investigate the cause and provide a recommendation. Contact us and we can arrange this for you. |
| Minor Defects: | There are a number of minor defects which are detailed in the body of the report. Of these defects, the following are more significant: Rotten timbers to the verandah. Rotten timber bargeboards. Rusted HWS in the roof space. No roof insulation to half the roof area. Old fuse type electrical board, with no RCD protected circuits. |
| Health and Safety Defects requiring immediate attention: | None |

| External | |
|--------------------|---|
| Painting | The exterior painting appears to be in a reasonable condition, with some flaking paint to the rear eaves sheeting. |
| Walls | There is evidence of cracking to the external brick walls to the East, West and North elevations, we recommend you engage a structural engineer to investigate the cause and provide a recommendation. |
| Roof | Some broken roof tiles, these should be replaced to avoid water getting into roof space. |
| Gutters/ Downpipes | The gutters were holding about 25mm of water due to insufficient fall and are in need of cleaning out. This is a minor defect. |
| Outbuildings | Front and rear verandahs have rotten beams, these will require replacement to prevent further rot and damage. Garage is in poor condition and the front door is unopenable and there is evidence of rust and water damage to the roof. |

| Interior | |
|-----------------|--|
| Painting | The interior painting appears to be in good condition. |
| Walls/ ceilings | Plasterboard walls and ceiling are in good condition with some hairline cracks to walls and ceilings in the passage, dining and bedroom. These cracks could be caused by movement. At the time of the inspection these cracks were considered to be of a superficial nature and in need of cosmetic repair only. |
| Floorcoverings | Timber floor boards to lounge, passage and bedroom are in reasonable condition with some minor dents and scratches from general wear and tear. |
| Windows | The windows are old aluminium double hung sash type windows, which are hard to operate and considered to be in need of replacement. These windows would require servicing and repair at a minimum. |
| Doors | Front and rear external doors and security doors are in need of replacement. All other doors are considered in reasonable condition. |

1. External Roof

External Roof

| | | IN | NI | NP | RR |
|-----|--------------------|----|----|----|----|
| 1.0 | Roof coverings | ● | | | ● |
| 1.1 | Pointing | ● | | | |
| 1.2 | Flashings | ● | | | |
| 1.3 | Skylights | | | ● | |
| 1.4 | Chimneys | ● | | | |
| 1.5 | Gutters/ Downpipes | ● | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

1.0 Roof coverings

| | | |
|---------------------|---|---|
| Defect/ Observation | Cracking/ broken tiles |  |
| Location | External Roof coverings | |
| Comment | Ridge tiles appear recently replaced and repointed, some minor cracking. A few roof tiles have minor defects and need replacing. | |
| Extent | Small number of roof tiles | |
| Recommendation | Replacement of affected roof tiles | |
| | | |

1.5 Gutters/ Downpipes

| | | |
|---------------------|---|--|
| Defect/ Observation | Insufficient fall to gutter. |  |
| Location | Rear elevation | |
| Comment | Rear gutter is holding approx 25mm water, due to insufficient fall. There is some debris (cleaning out would improve drainage). | |
| Extent | Rear elevation | |
| Recommendation | Removal all dirt and debris to clean and flush out gutters. | |

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase

2. Roof Space

Roof space

| | | IN | NI | NP | RR |
|-----|--------------|----|----|----|----|
| 2.0 | Access | ● | | | |
| 2.1 | Insulation | ● | | | ● |
| 2.2 | Timber beams | ● | | | |
| 2.3 | Water leaks | ● | | | ● |
| 2.4 | General | ● | | | ● |

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| 2.1 Insulation | | |
|---------------------|--|---|
| Defect/ Observation | Lack of insulation |  |
| Location | Roof space | |
| Comment | Existing roof insulation is patchy and inadequate and only covers half the total area. | |
| Extent | Whole Roof space | |
| Recommendation | Replacement of insulation or additional insulation where lacking | |

| 2.2 Timber beams | | |
|---------------------|---|--|
| Defect/ Observation | Lack of support for structural beams & rotten timbers |  |
| Location | Roof trusses | |
| Comment | Some timber cross braces are only just being supported. Small amount of rot to the top of one timber post. | |
| Extent | Inside roof space | |
| Recommendation | Engage a suitably qualified carpenter to replace and rectify. | |

2.3 Water leaks

| | | |
|---------------------|---|--|
| Defect/ Observation | Rust/ leak |  |
| Location | HWS in roof space | |
| Comment | HWS is rusted at the bottom and evidence of water leaking with rust to the tank and tray. | |
| Extent | HWS | |
| Recommendation | Installation of a new HWS, externally at ground level, and drain and abandon the existing tank. | |

3. Sub floor space

Sub floor

| | | IN | NI | NP | RR |
|-----|--------------------------|----|----|----|----|
| 3.0 | Clearance height | ● | | | |
| 3.1 | Stumps – Concrete stumps | ● | | | |
| 3.2 | Ant caps | | | ● | |
| 3.3 | Insulation | | | ● | |
| 3.4 | Drainage | ● | | | |

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Observations

| | |
|------------------|---|
| Clearance height | The height to joists is 400mm, and only 300mm to bearers. This is insufficient clearance for the inspector to access the whole sub floor area. The sub floor was inspected by viewing from the access door. |
| Stumps | The stumps are concrete and no movement or subsidence was apparent. The stumps do not have ant caps which would prevent termites from gaining access to the timber floor members. |
| Drainage | The ground appeared dry with no evidence of poor drainage. |



Defects

| | | |
|---------------------|--------------------------------------|--|
| Defect/ Observation | Broken door |  |
| Location | Sub floor access door rear | |
| Comment | Timber door and frame are broken. | |
| Recommendation | Replacement with new door and frame. | |

4. Interior



4.0 Throughout

| | | |
|-------|-----------------|---|
| 4.0.0 | Painting | In good condition. |
| 4.0.1 | Walls/ ceilings | Some hairline cracks to walls and ceilings, possibly from movement, these are superficial and in need of cosmetic repair. |
| 4.0.1 | Floorcoverings | Some dents and minor scratches to timber floorboards. Vinyl floorcoverings in the wet areas is in need of replacement. |
| 4.0.2 | Windows | Old aluminium double hung sash type windows, hard to operate and in need of replacement or at the minimum they should be serviced and repaired as required. |
| 4.0.3 | Doors | Front and rear external doors and security doors in need of replacement. All other doors in reasonable condition. |

4.1 Entry Hall

| | | IN | NI | NP | RR |
|-------|-----------------|----|----|----|----|
| 4.1.0 | Ceilings | ● | | | |
| 4.1.1 | Walls | ● | | | |
| 4.1.2 | Floorcoverings | ● | | | |
| 4.1.3 | Windows | ● | | | |
| 4.1.4 | Doors | ● | | | ● |
| 4.1.5 | Lights | ● | | | |
| 4.1.6 | Switches/ GPO's | ● | | | |

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| 4.1.4 Doors | | |
|---------------------|--|---|
| Defect/ Observation | External door is hollow core |  |
| Location | Front Door | |
| Comment | Hollow core doors are for use as interior doors as they are vulnerable to damage and cannot withstand extreme weather conditions, making them prone to water damage. | |
| Recommendation | Replacement with new solid core door. | |

| 4.1.4 Doors | | |
|---------------------|--|--|
| Defect/ Observation | Front security door requires key to unlock from inside |  |
| Location | Front Security Door | |
| Comment | Unable to be unlocked from inside without a key in the event of an emergency | |
| Recommendation | Replacement with new security door. | |

4.2 Lounge



| | | IN | NI | NP | RR |
|-------|-----------------|----|----|----|----|
| 4.2.0 | Ceilings | ● | | | |
| 4.2.1 | Walls | ● | | | |
| 4.2.2 | Floorcoverings | ● | | | |
| 4.2.3 | Windows | | ● | | |
| 4.2.4 | Doors | ● | | | ● |
| 4.2.5 | Lights | ● | | | |
| 4.2.6 | Switches/ GPO's | ● | | | |

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4.2.3 Windows

| | | |
|---------------------|--|--|
| Defect/ Observation | External aluminium windows |  |
| Location | Lounge | |
| Comment | Unable to gain access to test if windows operational due to furniture hampering access | |
| Extent | Front external windows | |
| Recommendation | That the windows are checked for workability. | |

4.2.4 Doors

| | |
|---------------------|--|
| Defect/ Observation | Sliding doors |
| Location | Lounge |
| Comment | Missing floor keeper. |
| Extent | All 4 internal sliding doors. |
| Recommendation | That floor keepers are installed to all sliding doors. |



4.4 Kitchen



| | | IN | NI | NP | RR |
|--------|------------------------|----|----|----|----|
| 4.4.0 | Ceilings | ● | | | |
| 4.4.1 | Walls | ● | | | |
| 4.4.2 | Floorcoverings | ● | | | ● |
| 4.4.3 | Windows | ● | | | ● |
| 4.4.4 | Doors | ● | | | |
| 4.4.5 | Lights | ● | | | |
| 4.4.6 | Switches/ GPO's | ● | | | |
| 4.4.7 | Benchtops | ● | | | ● |
| 4.4.8 | Splashbacks | ● | | | |
| 4.4.9 | Joinery cupboard | ● | | | |
| 4.4.10 | Exhaust fan/ rangehood | ● | | | |
| 4.4.11 | Sink | ● | | | |
| 4.4.12 | Tap ware | ● | | | |
| 4.4.13 | Water leaks | ● | | ● | |

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4.4.2 Floorcoverings

| | | |
|---------------------|---|--|
| Defect/ Observation | Damage to floorcoverings |  |
| Location | Kitchen floor adjoining sink | |
| Comment | Slight damaged (indentions) to vinyl flooring | |
| Extent | 2 small spots next to joinery kickboard. | |
| Recommendation | Replacement of vinyl floorcoverings. | |

4.4.3 Windows

| | | |
|---------------------|--|---|
| Defect/ Observation | Very stiff to operate |  |
| Location | Kitchen windows | |
| Comment | Window tracks are dirty and very stiff to open and close | |
| Extent | Kitchen window | |
| Recommendation | Clean and lubricate tracks, get windows serviced by tradesman. | |

4.4.3 Windows

| | | |
|---------------------|---|--|
| Defect/ Observation | Paint peeling |  |
| Location | Internal kitchen window sill | |
| Comment | Paint is peeling to the window sill | |
| Extent | Kitchen window sill | |
| Recommendation | Sand back, seal and repaint window frame. | |

4.4.7 Benchtops

| | | |
|---------------------|--|--|
| Defect/ Observation | Damaged silicon seal |  |
| Location | Kitchen joinery benchtop adjoining sink | |
| Comment | Silicon seal between joinery benchtop and splashback has got dirty and mould, damaged silicon has the potential to let water in which can damage the joinery | |
| Extent | Kitchen window elevation | |
| Recommendation | Scrape out existing and replace with new silicon. | |
| | | |

4.5 Laundry



| | | IN | NI | NP | RR |
|--------|-----------------|----|----|----|----|
| 4.5.0 | Ceilings | ● | | | |
| 4.5.1 | Walls | ● | | | |
| 4.5.2 | Floorcoverings | ● | | | ● |
| 4.5.3 | Windows | ● | | | ● |
| 4.5.4 | Doors | ● | | | ● |
| 4.5.5 | Lights | ● | | | |
| 4.5.6 | Switches/ GPO's | ● | | | |
| 4.5.7 | Tub and cabinet | ● | | | ● |
| 4.5.8 | Splashbacks | ● | | | |
| 4.5.12 | Tap ware | ● | | | |
| 4.5.13 | Water leaks | ● | | ● | |

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4.5.2 Floorcoverings

| | | |
|---------------------|--|--|
| Defect/ Observation | Lifted floorcovering |  |
| Location | Laundry vinyl floor | |
| Comment | Vinyl floor has lifted | |
| Extent | Laundry | |
| Recommendation | Replace floorcoverings. Investigate further possibility of water damaged floor boards. | |

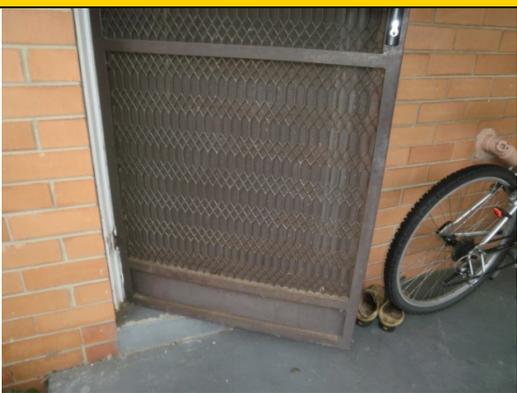
4.5.3 Windows

| | | |
|---------------------|---|--|
| Defect/ Observation | Window locked un-operable |  |
| Location | Laundry window | |
| Comment | Laundry window was unable to be opened | |
| Extent | Laundry | |
| Recommendation | That the window is checked for workability. | |

4.5.4 Doors

| | | |
|---------------------|---|---|
| Defect/ Observation | External door is hollow core |  |
| Location | Rear laundry door | |
| Comment | Hollow core door are for use as interior doors as they are vulnerable to damage and cannot withstand extreme weather conditions, making them prone to water damage. | |
| Recommendation | Replacement with new solid core door. | |

4.5.4 Doors

| | | |
|---------------------|---|--|
| Defect/ Observation | Rear security door requires two operations to open from inside when locked. Rust on the outside |  |
| Location | Rear Security Door | |
| Comment | Unable to be opened in an emergency, when locked, with one operation of the door handle. Evidence of rust on the outside | |
| Recommendation | Replacement with new security door | |

4.5.7 Laundry Tub

| | | |
|---------------------|--|--|
| Defect/ Observation | Rust |  |
| Location | Laundry trough cabinet | |
| Comment | The cabinet to the laundry trough is rusted. | |
| Recommendation | Replacement with new cabinet. | |

4.7 Bathroom



| | | IN | NI | NP | RR |
|--------|-----------------|----|----|----|----|
| 4.7.0 | Ceilings | ● | | | ● |
| 4.7.1 | Walls | ● | | | |
| 4.7.2 | Floorcoverings | ● | | | ● |
| 4.7.3 | Windows | ● | | | ● |
| 4.7.4 | Doors | ● | | | |
| 4.7.5 | Lights | ● | | | ● |
| 4.7.6 | Switches/ GPO's | ● | | | |
| 4.7.7 | Exhaust fan | ● | | | |
| 4.7.8 | Bath | ● | | | ● |
| 4.7.9 | Shower | ● | | | |
| 4.7.10 | Tapware | ● | | | |
| 4.7.11 | Vanity | ● | | | |
| 4.7.12 | Basin | ● | | | |
| 4.7.13 | Splashbacks | ● | | | |
| 4.7.14 | Mirrors | ● | | | |
| 4.7.15 | Leaks | ● | | ● | |

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4.7.0 Ceilings

| | | |
|---------------------|---|--|
| Defect/ Observation | Moisture |  |
| Location | Bathroom ceiling | |
| Comment | Evidence of moisture can be seen on ceiling in certain light. | |
| Extent | Bathroom ceiling | |
| Recommendation | Engage a professional painter to seal and paint the ceiling. | |

4.7.2 Floorcoverings

| | | |
|---------------------|---|---|
| Defect/ Observation | Rust |  |
| Location | Bathroom floor vent | |
| Comment | The floor vent cover plate has evidence of rust | |
| Extent | Bathroom | |
| Recommendation | Replacement of floor vent cover plate. | |

4.7.3 Windows

| | | |
|---------------------|---|--|
| Defect/ Observation | Window un-operable |  |
| Location | Bathroom window | |
| Comment | Bathroom window is very stiff cannot be opened with extreme force | |
| Extent | Bathroom | |
| Recommendation | Clean and lubricate tracks, get windows serviced by tradesman. | |

4.7.5 Lights

| | | |
|---------------------|---|--|
| Defect/ Observation | Missing heater globe |  |
| Location | Bathroom ceiling exhaust fan/ light | |
| Comment | Heating globe is missing to combined exhaust fan/ light | |
| Extent | Bathroom | |
| Recommendation | Replace globe | |

4.7.8 Bath

| | | |
|---------------------|---|---|
| Defect/ Observation | Chip in enamel |  |
| Location | Bathtub | |
| Comment | Bathtub has small chip in the enamel paint covering | |
| Extent | Bathtub | |
| Recommendation | Re-enamel of bathtub or replacement | |

4.9 Bed 1

| | | IN | NI | NP | RR |
|-------|-----------------|----|----|----|----|
| 4.9.0 | Ceilings | ● | | | |
| 4.9.1 | Walls | ● | | | |
| 4.9.2 | Floorcoverings | ● | | | |
| 4.9.3 | Windows | ● | | | ● |
| 4.9.4 | Doors | ● | | | |
| 4.9.5 | Lights | ● | | | |
| 4.9.6 | Switches/ GPO's | ● | | | |

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| 4.9.3 Windows | | |
|---------------------|--|---|
| Defect/ Observation | Window un-operable |  |
| Location | Rear bedroom window | |
| Comment | Window is very stiff cannot be opened with extreme force | |
| Extent | Rear bedroom | |
| Recommendation | Clean and lubricate tracks, get windows checked and serviced by tradesman. | |

5. Exterior

Main building



| | | IN | NI | NP | RR |
|-----|---------------------|----|----|----|----|
| 5.0 | Walls | ● | | | ● |
| 5.1 | Gable ends | ● | | | |
| 5.2 | Fascia | ● | | | |
| 5.3 | Bargeboards | ● | | | ● |
| 5.4 | Eaves | ● | | | ● |
| 5.5 | Windows | ● | | | ● |
| 5.6 | Taps | ● | | | |
| 5.7 | Electrical fuse box | ● | | | ● |
| 5.8 | Fences | ● | | | ● |

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| 5.0 Walls | |
|---------------------|--|
| Defect/ Observation | Cracking in external brick walls |
| Location | To all external elevations, particularly near the rear side elevations towards the corners of walls and under the front lounge window. |
| Comment | Cracking to external brick walls, could be caused by movement/ structural damage |
| Recommendation | That you engage a qualified Structural Engineer to investigate, report, and recommend remedial action. |



| 5.3 Bargeboard | |
|---------------------|---|
| Defect/ Observation | Rot |
| Location | West and east bargeboards |
| Comment | Timber bargeboard has evidence of rot and flaking paint. |
| Recommendation | Engage a builder or suitably qualified tradesman to undertake replacement of any rotten timbers |



5.4 Eaves

| | | |
|---------------------|---|--|
| Defect/ Observation | Flaking paint. Unsecured eaves sheeting |  |
| Location | Rear & front eaves sheeting | |
| Comment | Patches of flaking paint to rear. Section of eaves lining to the front outside lounge has dropped. | |
| Recommendation | Repainting required. Re-secure eaves sheeting. We recommend that you engage a qualified Asbestos inspector prior to undertaking any repairs or replacements to the eaves sheeting as they may contain asbestos. | |

5.7 Electrical fuse box

| | | |
|---------------------|--|--|
| Defect/ Observation | Rotten timber |  |
| Location | Electrical fuse box | |
| Comment | External timber door to electrical fuse box is rotten. | |
| Recommendation | Replacement of door. | |

5.7 Electrical fuse box

| | |
|---------------------|---|
| Defect/ Observation | Old electrical fuse box |
| Location | External electrical fuse box to west elevation |
| Comment | Old electrical fuse box, no RCD's. Requires updating. |
| Recommendation | Engage a qualified electrician to update the fuse box and to check the wiring throughout the house. |



5.8 Fences

| | |
|---------------------|---|
| Defect/ Observation | Leaning fence |
| Location | Rear boundary fence |
| Comment | The timber boundary fence to the rear is leaning in towards the subject site. |
| Recommendation | Install additional posts to prop fence and prevent further leaning. |



5.8 Fences

| | |
|---------------------|---|
| Defect/ Observation | Cracked bricks |
| Location | Front brick boundary fence |
| Comment | The front brick boundary fence has cracks in the brickwork from movement. |
| Recommendation | Engage a qualified builder to repair and or rebuild. |



6. Verandahs

6.1 Front Verandah



| | | IN | NI | NP | RR |
|-------|--------------------|----|----|----|----|
| 6.1.0 | Posts | ● | | | |
| 6.1.1 | Beams | ● | | | ● |
| 6.1.2 | Roof coverings | ● | | | |
| 6.1.3 | Floor | ● | | | |
| 6.1.4 | Gutters/ Downpipes | | | ● | |

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| 6.1.1 Beams | | |
|---------------------|---|--|
| Defect/ Observation | Rotten timber |  |
| Location | To front verandah beams | |
| Comment | Rotten beams to front verandah | |
| Recommendation | Replacement of rotten timbers by a qualified builder/ tradesman | |

6.2 Rear Verandah



| | | IN | NI | NP | RR |
|-------|--------------------|----|----|----|----|
| 6.2.0 | Posts | ● | | | |
| 6.2.1 | Beams | ● | | | ● |
| 6.2.2 | Roof coverings | ● | | | ● |
| 6.2.3 | Floor | ● | | | ● |
| 6.2.4 | Gutters/ Downpipes | | | ● | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

| 6.2.1 Beams | | |
|---------------------|--|--|
| Defect/ Observation | Rotten timber |  |
| Location | To rear verandah beams | |
| Comment | Rotten side west fascia beam and east beam is likely to be rotten. | |
| Recommendation | Replacement of rotten timbers by a qualified builder/ tradesman | |

6.2.2 Roof coverings

| | | |
|---------------------|---|--|
| Defect/ Observation | Broken/ unsecure soffit lining |  |
| Location | To rear verandah | |
| Comment | Poorly installed soffit lining under the clear corrugated sheeting, broken and inadequately supported in places | |
| Recommendation | Replacement or complete removal of soffit lining. | |

6.2.3 Rear Verandah Floor

| | | |
|---------------------|--|---|
| Defect/ Observation | Movement to brick supporting wall |  |
| Location | To rear verandah floor | |
| Comment | The brick support wall has moved outwards which supports the concrete slab floor to the rear verandah | |
| Recommendation | Engage a qualified builder to assess the extent of the damage, and repair or replacement of the brick supporting wall if required. | |

Important Information

Agreement - Terms and Conditions, Limitations of the Inspection and Associated Report

The inspection and report will be prepared and will comply with AS 4349.1-2007.

Having provided you with the opportunity to read the Terms and Conditions, Limitations of the Inspection and Associated Report, following upon you making a booking for the inspection, APS will proceed to inspect the building and provide a report on the basis that you have accepted the Terms and Conditions, Limitations of the Inspection and Associated Report, prior to the inspection being carried out.

The report provides an assessment of the structure of the property by undertaking a visual inspection at the date and time of the inspection, contained only to the areas of the property where reasonable access is gained. Examples of restrictions preventing reasonable access are locked doors, security systems, unrestrained animals, furniture or similar obstructions, dense vegetation, narrow access areas to roof cavities and/or subfloor areas.

Australian Property Surveyors (APS) will carry out a visual inspection only, and this will be non-intrusive and will not involve the moving, prodding or breaking of any building material. Areas that are obscured from the visual inspection include areas such as cavities between walls and floors. It is a subjective appraisal of the condition of the building at the time of the inspection, and it should be understood that in any subjective application that different inspectors or even the same inspector, on a different occasion, may reach different conclusions. In any visual inspection it is inevitable that the inspector, despite the best of intentions, may not notice and not report on a defect or a component in poor condition, APS cannot be held liable for any such omissions. APS' liability shall be limited to the provision of a new inspection and report or the payment of the cost of a new inspection and report, at the election of APS.

The inspection and report will not include the identification of unauthorised buildings or structures within the boundaries of the property and will not provide an assessment against compliance with Building Regulations.

Visual inspections of roofs shall be limited to a maximum height of 3.6m from ground level.

Inspection of footings structures buried beneath the ground will not be included within the inspection.

The report will not provide an assessment of defects such as rising damp and/ or leaks, which may be the result of prevailing weather conditions and/ or recent occupancy use.

Where services have not been used for some time prior to the inspection being undertaken, such conditions may restrict the detection of defects such as dampness caused by water leaks. The absence of any dampness within wet areas such as kitchens; laundries; toilets and bathrooms does not necessarily mean that the utility does not leak.

Individual minor defects and imperfections will not be reported and commented on; rather the overall extent of minor defects will be described within the report.

Where it is in the opinion of the inspector that cracking may be the result of impaired structural behaviour of the building these defects should be referred to a suitably qualified structural engineer to investigate further.

The inspection of asbestos is not included. The inspection is not a termite or pest inspection and does not identify any pest damage.

The following items will not be inspected or included as part of the report:

- (a) Footings below ground.*
- (b) Concealed damp-proof course.*
- (c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems.*
- (d) Concealed plumbing.*
- (e) Adequacy of roof drainage as installed.*
- (f) Gas fittings and fixtures.*
- (g) Air-conditioning.*
- (h) Automatic garage door mechanisms.*
- (i) Swimming pools and associated filtration and similar equipment.*
- (j) The operation of fireplaces and solid fuel heaters, including chimneys and flues.*
- (k) Alarm systems.*
- (l) Intercom systems.*
- (m) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.*
- (n) Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).*
- (o) Timber and metal framing sizes and adequacy.*
- (p) Concealed tie-downs and bracing.*
- (q) Timber pest activity.*
- (r) Other mechanical or electrical equipment (such as gates, inclinators).*
- (s) Soil conditions.*
- (t) Control joints.*
- (u) Sustainable development provisions.*
- (v) Concealed framing-timbers or any areas concealed by wall linings and finishing components.*
- (w) Landscaping.*
- (x) Rubbish.*

The inspection and report will be undertaken for the sole use of the client as specified in the report and will be valid for a period of 3 years from the date of the inspection.

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