

# Inspection Report

Provided By



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**My Inspection Company**

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**Inspection Address**

**100 Inspection Street, Inspection Town, NSW, 2000**



## Report Information

### Client Information

Client Name	Your Client's Name
Report Ordered By	Client
Email	client@clientmail.com
Total Fee	\$500.00

### Inspection Information

Report/Agreement #	180823110851106
Inspection Date:	18 Aug 2023
Inspection Time:	11:00 am

### Pest And Building Inspection

**The Scope of the Inspection:** This report Complies with Australian Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C" and with AS 4349.3-2010 (Visual Timber Pest Inspection Report)

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

**Special Requirements:** Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

**Inspection Agreement:** This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

**Changes to the Inspection Agreement:** Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

**Please read the entire report.** Refer to the terms & conditions as they form part of the report

### Areas to be Inspected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include.

(a) The interior of the building.



- (b) The roof space.
- (c) The exterior of the building
- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.

### **Visual Inspection Only**

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

### **Very Important note to the purchaser.**

In the event that areas where access could not be gained ie: locked areas or rooms where physical access could not be gained, structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should be undertaken prior to a contract of sale becoming binding. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

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## Summary Of Major Defects And Safety Hazards

**Below Is A Summary Of Significant Items Requiring Immediate Action.**

Section	Location	Name	Comment
EXTERIOR	Entry Porch Area	Ceiling Lining Condition	Ceiling stains - Moisture readings obtained. Possibly still active leaking from balcony above.. Recommendations: A qualified tiker/waterproofing specialist should be engaged for advice and recommendations. It is strongly advised to have all water damaged plaster replaced by a qualified plasterer due to potential detachment or collapse.
STAIRS- PERGOLA- BALCONIES- DECKS	Balcony Findings	Flooring	Leaking has occurred through flooring to the underside. I suspect this is a waterproofing issue.nTiles may need to be removed to waterproof same. A qualified contractor should be engaged for advice and recommendations.
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	The incidence of major defects in this residential building as compared with similar buildings is considered TYPICAL

## Summary Of Minor Defects

**Below Is A Summary Of Defects Other Than Major Defects.**

Section	Location	Name	Comment
EXTERIOR	Entry Porch Area	Wall Siding Condition	High levels of moisture detected.
EXTERIOR	Entry Porch Area	Wall Siding Condition	Render bubble/flake deterioration on wall visible possible rising issue (See rising Damp section) - Recommendations: Engage a renderer for advice and recommendations.
STAIRS- PERGOLA- BALCONIES- DECKS	Balcony Findings	Flooring	Leaching (Efflorescence) observed. This is a result of mineral salts and crystal formations leaching out from the sand and cement bed below the tiles and seeps via the grout joints. Contact a qualified tiler for further advice and recommendations.
INTERIORS	Doors	Front Entry Doors	Binding entry door - Doors that bind on the frame can relate to some differential settlement, frame movement, age, expansion, shrinkage or poor hanging. A qualified carpenter should be engaged for repairs.
INTERIORS	Hallway/s	Ceiling	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.
INTERIORS	Bedroom 2	Ceiling	Ceiling stains with damage due to leak - No moisture readings obtained. These may have been repaired however you will need to monitor after a prolonged period of rainfall. If leaking persists, a qualified plumber should be engaged for advice and recommendations. All water damaged plaster should be replaced.
BATHROOM(S)	Bathroom 1	Walls	Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered TYPICAL

# ROOF AND GUTTER

## Roof Covering

### **General Disclaimer**

Refer to Section 2C of the Terms And Conditions section of this report

### **Roof Covering Type**

The roof is of concrete tiles.

### **Overall Condition**

Due to height restrictions only the lower roof only was inspected and of the visible and accessible areas, the general condition of the roof is in serviceable condition for the age.

Note: In the absence of rainfall there is no guarantee that the roof won't leak.



## Guttering

### **Gutter Findings**

All visible and accessible of the physical nature of the guttering system appears to be in a serviceable condition with no apparent defects at the time of inspection. In the absence of prolonged rain fall efficiency of the guttering can not be assessed and you may find that further investigation or repairs maybe required. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.

## Downpipes

### **Downpipe Findings**

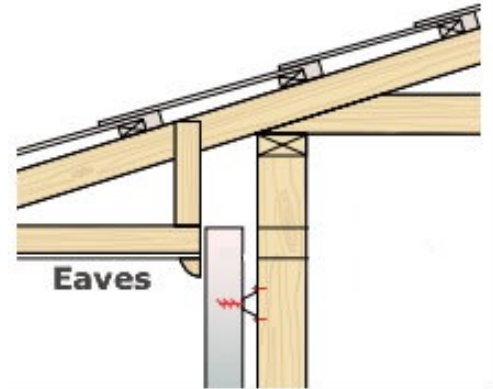
On visual inspection no apparent defects were noted to the down pipes and are considered serviceable, however no comment can be made with regard to blockages or connections to stormwater or functionality in the absence of rain. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.

# EXTERIOR

## Eaves

### Eave Condition

The soffit lining (eaves) are in a serviceable condition with no notable defects.



## Entry Porch Area

### Overall Condition

Defects exist to an area or component/s requiring assessment by a specialised field. Please read below for details.



### Ceiling Lining Condition

Ceiling stains - Moisture readings obtained. Possibly still active leaking from balcony above..  
 Recommendations: A qualified tiker/waterproofing specialist should be engaged for advice and recommendations. It is strongly advised to have all water damaged plaster replaced by a qualified plasterer due to potential detachment or collapse.



Clear evidence of leaks





## Wall Siding Condition

High levels of moisture detected.

Render bubble/flake deterioration on wall visible possible rising issue (See rising Damp section) -

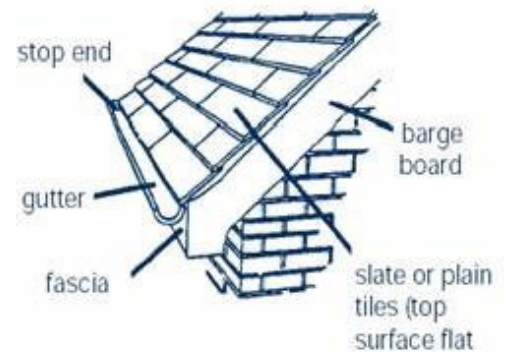
Recommendations: Engage a renderer for advice and recommendations.



## Fascia and Barge Boards

### Condition

On visual inspection, the general condition of the fascia/barge boards is serviceable.



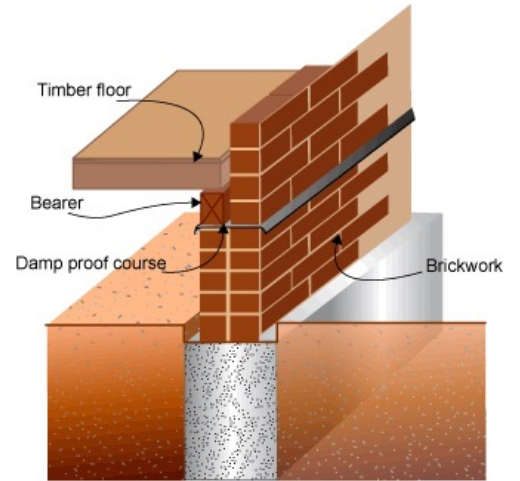
## Rising Damp

### Rising Damp Findings

Of the visible and accessible areas, there was no visible evidence of excessive rising damp on the external walls at time of inspection.

### Damp Proof Course

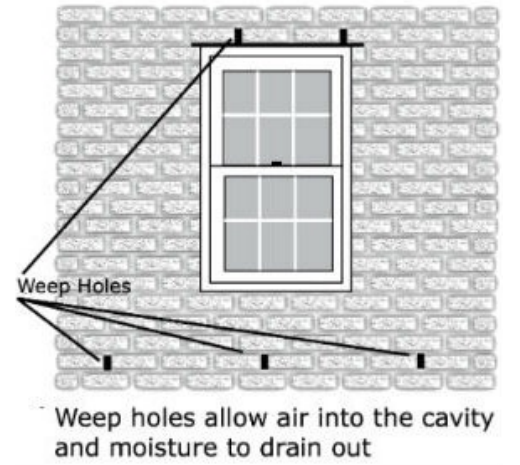
A damp proof course (DPC) was noted.



### Weep Holes and Ventilation

#### Findings

The weep holes are unobstructed .



# GARAGE - CARPORT

## Garaging

### Type

Attached garage.

### Areas Restricted

Stored items restricted a full and thorough inspection of this area. Defects may exist in the obstructed and inaccessible areas. It is strongly recommended that full access be granted to enable a thorough inspection as there may be timber pest activity, damage or defects. Note: Where vehicles and storage has restricted a full inspection it is advised that this area be cleared so a full and unobstructed inspection can be carried out.

### Overall Condition

From the visible and accessible areas, the garage appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



# STAIRS- PERGOLA- BALCONIES-DECKS

## Balcony Findings

### **Overall Condition**

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

### **Flooring**

Leaching (Efflorescence) observed. This is a result of mineral salts and crystal formations leaching out from the sand and cement bed below the tiles and seeps via the grout joints. Contact a qualified tiler for further advice and recommendations.

Leaking has occurred through flooring to the underside. I suspect this is a waterproofing issue. Tiles may need to be removed to waterproof same. A qualified contractor should be engaged for advice and recommendations.



### **General Disclaimer**

Please refer to section 2H of the Terms And Conditions section of this report.

# INTERIORS

## Doors

### General Disclaimer

Please refer to section 2F of the Terms And Condition section of this report

### Front Entry Doors

Binding entry door - Doors that bind on the frame can relate to some differential settlement, frame movement, age, expansion, shrinkage or poor hanging. A qualified carpenter should be engaged for repairs.



## Living Room

### Overall Condition

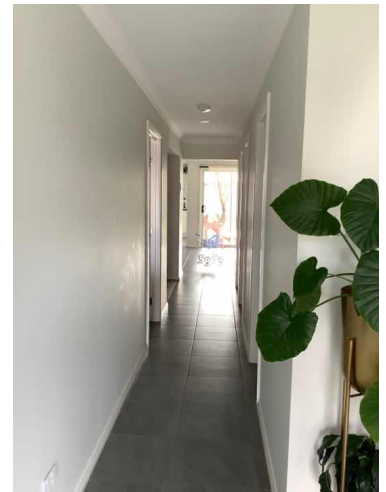
From the visible and accessible areas, this room appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



## Hallway/s

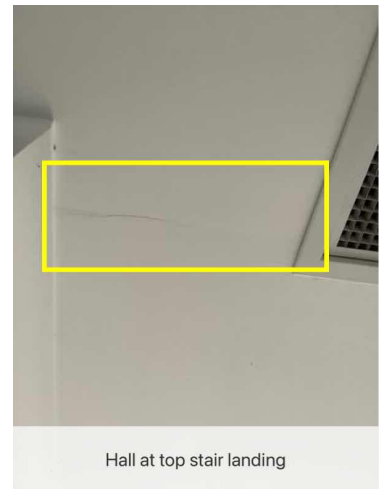
### Overall Condition

On inspection, defects were present that will require further assessing and recommendations by a qualified trades persons, please read below for details.



## Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.



Hall at top stair landing

## Smoke Alarm

### Was a Smoke Alarm Fitted

Yes 2 smoke alarms were sighted but not tested.

Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.

## Bedroom 2

### Overall Condition

On inspection, defects were present that will require further assessing and recommendations by a qualified trades persons, please read below for details.



## Ceiling

Ceiling stains with damage due to leak - No moisture readings obtained. These may have been repaired however you will need to monitor after a prolonged period of rainfall. If leaking persists, a qualified plumber should be engaged for advice and recommendations. All water damaged plaster should be replaced.



# BATHROOM(S)

## Bathroom 1

### Location

This bathroom is located in the upper level.

### Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



### Walls

Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.



### Important Disclaimer

Refer to Section 7 of the Terms And conditions section of this report with regard to all Bathrooms.



# ROOF VOID

## Roof Void Findings

### General Disclaimer

Please refer to section 2B of the Terms And Conditions section of this report.

### Restricted Areas

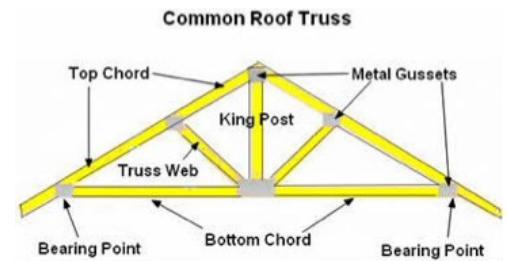
There is heating and/or cooling ducting present in the roof space. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

There is insulation present in the roof space/void. This is preventing a full inspection of ceiling joists from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

There is low clearance in areas throughout the roof void which is preventing a full/thorough visual inspection taking place. It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harbouring timber pest activity, damage or defects.

### Roof Frame Type

The roof frame is a truss timber frame.



### Overall Condition

Visible sections of the roof void is in a serviceable condition for age of this dwelling.



## Insulation

### Type

The roof space is insulated with fibreglass batts.

### Sarking

Sarking is installed.

# CONCLUSION

## Condition Of Inspected Structure

### Overall Condition

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

The summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition.

### General Maintenance and Upkeep of This Property

The general maintenance and upkeep of this property is considered: **BELOW AVERAGE**

### The incidence of Major Defects

The incidence of major defects in this residential building as compared with similar buildings is considered **TYPICAL**

### The Incidence of Minor Defects

The incidence of minor defects in this residential building as compared with similar buildings is considered **TYPICAL**

### 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 **AVERAGE TO BELOW AVERAGE**



# PROPERTY AND INSPECTION INFORMATION

## Weather at Inspection Area

### **Weather Conditions**

The weather was overcast but dry at the time of the inspection.

## Property Information

### **Building Type**

The structure is a residential house.

### **Construction Type**

The structure is of brick veneer construction.

## BRICK VENEER WALL



## **Roof Cladding**

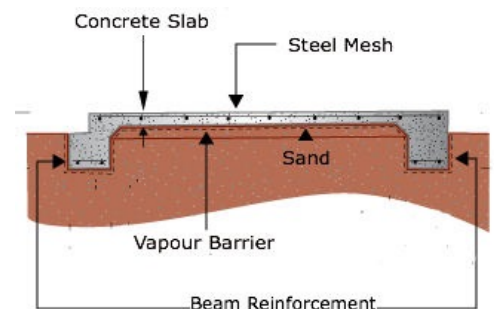
Tile roofing.

## **Roof Design**

The roof is a pitched roof design.

## **Footings Type**

Slab on ground construction.



## **Storeys**

Two storey dwelling.

## **Property Occupied**

The property was occupied.

## **Property Furnished**

The property was fully furnished.

### **People Present**

The estate agent was present.

The tenant/s were present.

### **Access and Restrictions**

#### **Inspected Areas**

Building exterior.

Building interior.

The garage.

Lower level roof exterior.

The Roof void.

The site.

#### **Area Where Inspection Was Restricted**

Furniture and belongings restricted full visual inspection of the building interior.

Storage/Vehicles restricted full visual inspection on the garage.

Clearances, ducting and insulation where applicable restricted full visual inspection of the roof void.

#### **Areas Not Inspected**

Second storey roof due to height restrictions.

### **Utility Status**

#### **Water**

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

#### **Electricity**

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

### **Apparent Concealment of possible defects**

#### **Were apparent Concealments seen**

No apparent concealing of defects was visible.

### **inspection Agreement**

#### **Were there any specific requirements to The Pre Inspection Agreement**

No specific requirements to the inspection or Pre inspection agreement were requested by the client or their legal representatives.

**The Inspection and Report was carried out by: Inspector Joe**

**State License Number: Lic 1234**

**Insurance Accreditation Number: IC 1234**

**Contact the Inspector on: 041XXX XXX**

**For and on Behalf of: My Inspection Company**

