



VISUAL BUILDING INSPECTION REPORT

Inspection Date: 2007

Prepared by Inspector: Michael Daley

Accreditation Number: 467

Exclusively for : Compass Building & Pest Inspections

For the property located at:

Brisbane



Notable Items - Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been given, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to purchase. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

VISUAL BUILDING INSPECTION REPORT

Property Description:

Building type:

Single storey dwelling.

Extension:

The building appears to have had an extension/addition (Pergola at rear) . The purchaser should contact the local council to ensure that the extension/addition has been approved and inspected as required.

Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as average.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

The following items are considered impairments or conditions conducive to the integrity of the whole or part of the building:

EXTERIOR

External Walls:

Condition:

The condition of the walls is generally fair. Movement/ cracks are evident to brickwork. Visible movement/ cracking appears moderate. The area where cracked brickwork was noted is listed below. Movement/ cracks noted to areas of external brick walls indicates that settlement/ movement to structure has occurred. This possibly due to climatic conditions suffered by foundation soils, downpipe leaks, mature trees close to building or poor surface drainage. These items listed are known as conducive items that can cause movement to buildings. Reading this report in full can give you information on foundation maintenance, Monitoring of cracks is recommended. If changes occur of an excessive nature a suitably qualified structural engineer should be engaged to further investigate.

The following items are considered less significant defects or secondary and finishing elements requiring maintenance/ rectification:

ROOF SYSTEM EXTERNAL

External Roof:

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair. The mortar bed to the ridge capping is cracked and requires re bedding and pointing. A small number of cracked roof tiles were noted and should be replaced. Tile roof requires a service/ maintenance, re point capping tiles, replace cracked tiles and maintenance to flashings.

Gutters & Downpipes:

Type & Condition:

Leaves and debris are present in gutters. These should be cleared. Removal of debris will

extend life of guttering and prevent water penetration to roof cavities. Evidence of leaks to downpipes and gutters at corners and joins, maintenance required.

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally fair. Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required.

Walls:

Internal Walls Condition:

The condition of the walls is generally fair. Minor settlement cracks in walls. Periodic maintenance may be required. Impact damage was noted to some wall surfaces.

Doors:

Doors Condition:

Some doors bind and minor adjustments are required to ensure correct operation.

Floors:

Floors Condition:

The condition of the floors is generally good. Floors are concealed by floor coverings. Some drummy or loose tiles were noted. Tiles can be affected by moisture, unsuitable substrate surfaces, differential movement of materials and/or tiler error or faulty adhesives. Advise regarding drummy tiles requires further investigation by a licensed and suitably experienced tiler.

KITCHEN

Kitchen:

Tiles:

Replace/ install sealant to join between bench tops and splashbacks to prevent moisture penetration. The condition of the tiles is generally fair.

BATHROOMS

Bathroom:

Shower/Bath Condition:

Shower and Bath appears to be in a serviceable condition. Replace/install sealants to internal corner and around base of shower.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Pergola:

Construction & Condition:

Constructed from timber. The general condition of this structure is fair.

Defects or Maintenance Items:

No Guttering or spouting installed. Minor wood decay is present to the structure.

SITE

Swimming Pool:

Pool Fencing:

Loose pool fence panels as well fixings to fence panels missing. Repair/ maintenance is required as a matter Urgency, Safety Concerns

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONER

D BY: Compass Building & Pest Inspections.

DATE OF

INSPECTION: 2007.

PROPERTY

ADDRESS: Brisbane.

INSPECTED

BY: Michael Daley.

TERMS AND CONDITIONS

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

SCOPE OF REPORT

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Standard Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Swimming pools and spas. Detection and identification of illegal and unauthorised building and plumbing work. Durability of exposed finishes.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses,

definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify any problems in any 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 any area(s) or section(s) so specified by the Report.

DISCLAIMER OF LIABILITY TO THIRD PARTIES: This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

REPORT DEFINITION

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as 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. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible.

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report.

4.0 DEFINITIONS

For the purpose of this inspection, the following definitions apply.

4.1 Good - The item or area inspected appears to be in sound condition without any significant visible defects.

4.2 Fair - The item or area inspected exhibits some minor defects, minor damage or deterioration and may require some minor repairs of maintenance.

4.3 Poor - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

4.4 Above Average - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.

4.5 Average - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with dwellings of similar age or construction.

4.6 Below Average - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.

4.7 Reasonable Access

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and*

bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

Subfloor - Access opening = 500 x 400mm - Crawl space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

Roof Exterior - Must be accessible from a 3.6m ladder.

4.8 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 asbestos or materials containing asbestos happened to be noticed then this will be noted in the report. 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 importance of the asbestos present and the cost of sealing or removal.

Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. If the building was built prior to this date you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos and the cost of sealing or removal.

4.9 Mould Clause

Mildew and non wood decay fungi is commonly known as Mould and is not considered to be a Timber Pest. 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 mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Health Department or a qualified expert such as an Industry Hygienist.

4.10 Estimating Disclaimer

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for the work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

Property Description:

Building type:	Single storey dwelling.
External walls constructed from:	Brick veneer:
Roof Construction:	The roof is of pitched construction.
Roof is covered with:	Concrete tiles:
Internal walls covered with:	Plasterboard: Fibre cement sheeting:
Internal ceilings covered with:	Plasterboard: Fibre cement sheeting:
Windows are constructed from:	Timber and aluminum.

**Footings &
Flooring:**
Extension:

The building is constructed on concrete footings and slab.
The building appears to have had an extension/addition (Pergola at rear) .
The purchaser should contact the local council to ensure that the extension/
addition has been approved and inspected as required.

**Estimate
Building Age:**
**Overall
Condition:**

Between 20 and 30 years old.
A comparison of this and other dwellings of similar age, construction and
level of maintenance would rate this building as average.

Important Note: The building rating noted above is only a generalisation
taking into account numerous factors and should be read in conjunction with
the notable items and main report. Also see Section 4.0 - Definitions. The
report has commented on defect(s) to section(s) of the property that require
further investigation. See under heading, Exterior.

Summary of Areas Inspected:

Details: Roof. Roof void: Internal area: Garage: External area: Outbuildings:

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

Summary of Areas Not Inspected/Not Accessible or Inspection

Impaired:

Exterior Stored goods are present to sections of exterior walls and restricting inspection.

General Inspection Restrictions:

**Description of
Restrictions:** The building was furnished at the time of inspection. Inspection within the interior was restricted by stored goods.

ROOF SYSTEM EXTERNAL

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 whether a roof is absolutely water tight 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.

External Roof:

Roof Style: The roof is of pitched construction.

**Roof Covering
Condition
Detail:**

The overall condition of the roof coverings is fair. The mortar bed to the ridge capping is cracked and requires re bedding and pointing. A small number of cracked roof tiles were noted and should be replaced. Tile roof requires a service/ maintenance, re point capping tiles, replace cracked tiles and maintenance to flashings.



Flashings:

**Roof Flashing -
Type and
Condition:**

Flashing material is of lead. Flashings appear to be in serviceable condition.

Gutters & Downpipes:

**Type &
Condition:**

Leaves and debris are present in gutters. These should be cleared. Removal of debris will extend life of guttering and prevent water penetration to roof cavities. Evidence of leaks to downpipes and gutters at comers and joins, maintenance required.

Valleys:

Condition:

The overall condition of the valley metal is good.

Eaves, Fascias & Barge Boards:

**Eaves Type &
Condition:**

The eaves are lined with fibre cement sheeting. The overall condition of the eaves lining is good.

**Fascias &
Bargeboards
Condition:**

The overall condition of the fascias/bargeboards is good.

ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Access

Restrictions:

A section of the roof is of cathedral type construction where the ceilings follow the roof contour and no cavity is present for inspection.

Location/area

Lounge room: Dining room: Kitchen:

Roof Framing:

**Roof Supports -
Type and
Condition:**

The cut and pitched roof timbers appear to provide adequate support.

Insulation & Sarking:

**Insulation
Status:**

Insulation is present to roof cavity.



**Sarking
Status:**

No Sarking is present to roof cavity.

INTERIOR CONDITION REPORT

Ceilings:

**Ceiling
Condition:**

The condition of the ceilings is generally fair. Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required.

Location/area

Throughout.

Walls:

**Internal Walls
Condition:**

The condition of the walls is generally fair. Minor settlement cracks in walls. Periodic maintenance may be required. Impact damage was noted to some wall surfaces.

Location/area

Throughout.

Windows:

**Windows
Condition:**

The condition of the windows is generally good.

Doors:

**Doors
Condition:**

Some doors bind and minor adjustments are required to ensure correct operation.

Floors:

Floors

Condition:

The condition of the floors is generally good. Floors are concealed by floor coverings. Some drummy or loose tiles were noted. Tiles can be affected by moisture, unsuitable substrate surfaces, differential movement of materials and/or tiler error or faulty adhesives. Advise regarding drummy tiles requires further investigation by a licensed and suitably experienced tiler.

Location/area

Bathroom: Toilet:

Woodwork:

Woodwork

General wear and tear is noted throughout.

KITCHEN

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Kitchen:

Kitchen

Fixtures:

The condition of the fixtures is generally fair.

Tiles:

Replace/ install sealant to join between bench tops and splashbacks to prevent moisture penetration. The condition of the tiles is generally fair.



Sink & Taps:

Appears serviceable.

BATHROOMS

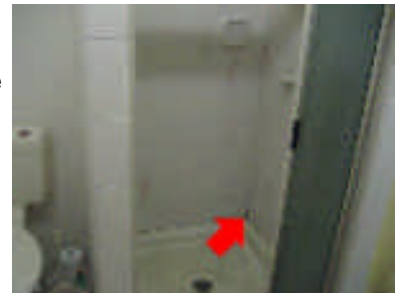
Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Bathroom:

Shower/Bath Condition:

Shower and Bath appears to be in a serviceable condition. Replace/install sealants to internal corner and around base of shower.



Tiles:

The condition of the tiles is generally good.

Basin & Taps:

The basin & taps appear serviceable.

Vanity Unit:

The condition of the vanity unit is generally good.

Floor/Floor

Waste:

The condition of the floor is generally good. A Floor waste is present, Drummy floor tiles are present.

Details:

Maintain all sealants and grouting to prevent moisture penetration and damage.

LAUNDRY

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Laundry:

General condition of area:

This area is generally in good condition.

Tub & Taps:

The tub and taps appear serviceable.

Floor/Floor

Waste:

The condition of the floor is generally good. A Floor waste is present.

Tiles: The condition of the tiles is generally good.

TOILETS

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Toilet:

Room Location: Adjacent to the bathroom.

General condition of area: This area is generally in good condition. No lift off hinges to door. Consideration should be given to install lift off hinges for safety/emergency reasons.

Toilet Condition: The toilet is in working order. Flush pipe rubber leaks. Requires replacement.



EXTERIOR

External Walls:

Condition: The condition of the walls is generally fair. Movement/ cracks are evident to brickwork. Visible movement/ cracking appears moderate. The area where cracked brickwork was noted is listed below. Movement/ cracks noted to areas of external brick walls indicates that settlement movement to structure has occurred. This possibly due to climatic conditions suffered by foundation soils, downpipe leaks, mature trees close to building or poor surface drainage. These items listed are known as conducive items that can cause movement to buildings. Reading this report in full can give you information on foundation maintenance, Monitoring of cracks is recommended. If changes occur of an excessive nature a suitably qualified structural engineer should be engaged to further investigate.



Position/ Location: Right hand side elevation, Rear elevation.
Weepholes: Keep brick weep holes clear of earth, concrete and vegetation as this provides an entry point for moisture to enter structural wall frames and undetected termite entry. Refer to Timber Pest Inspection Report.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Pergola:

Position/ Location: Rear elevation.
Construction & Condition: Constructed from timber. The general condition of this structure is fair.



Defects or Maintenance Items: No Guttering or spouting installed. Minor wood decay is present to the structure.

FOOTINGS & FLOOR CONSTRUCTION

Footings:

Type & Condition: The building is constructed on a concrete slab. The footings appear to be generally sound.

GARAGING

Garage:

Garage Location: Under the main roof. The structure is generally in good condition.
Restrictions to inspection: Stored items restricted inspection to the interior.

OUTBUILDINGS

Outbuilding A:

Type of Outbuilding: Metal garden shed:
General Condition: The structure is generally in fair condition.
Restrictions: Inspection within some areas was restricted by stored items.

SITE

Driveway:

Type & Condition: The concrete driveway stands in good condition. The concrete driveway has some visible minor cracking that should be monitored for further movement.

Fences & Gates:

Fences Type & Condition: The fences are mainly constructed from timber. Fences have signs of decay and termite activity/damage. Refer to timber pest inspection report.
Location: Rear section:

Retaining Walls:

Type & Condition: The timber retaining walls show normal deterioration and should be monitored.

Wood Decay: Moderate wood decay damage was noted.

Paths/Paved Areas:

Type & Condition: The concrete paths built against the building have moved away from building in sections, appears minor and consistent with climatic conditions soils suffer. Repair as necessary.

Swimming Pool:

Swimming Pool: A swimming pool is present. This inspection specifically excludes any inspection or compliance of the pool and equipment or surrounds/ fencing. An inspection should be made by a specialist pool inspector to determine the condition of the pool and surrounds.

Pool Fencing: Loose pool fence panels as well fixings to fence panels missing. Repair/ maintenance is required as a matter Urgency, Safety Concerns



Drainage - Surface Water:

Description: Site drainage appears to be acceptable. However, the site should be monitored during heavy rain. All surface water should divert away from house footings/ foundations

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

General Information

Additional Comments This report should be read in conjunction with the timber pest inspection report. Mature trees located in close proximity to the building. Having trees close to the building can lead to problems such as leaves blocking gutters and downpipes, trees falling onto house, and tree roots undermining/ causing movement to the building footings. Recommend engaging a suitably qualified and experienced arborist (tree specialist) to advise on the most appropriate method of rectification and associated costs of rectification.

SERVICES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Services:

Details: Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on. A Safety Switch was found to be installed. Note: only a licensed Electrician can verify if Safety Switch is connected to appropriate circuits. Air-conditioning is installed in the premises but has not been inspected.

Water Lines & Pressure:

Details: The visible water lines are in copper pipe. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

Hot Water Service:

Hot water is provided by the following: Mains electric hot water system: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Age of Unit: The unit was manufactured in 1995.

Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.

.....End Of Report.....