

# MERIDIAN PEST MANAGEMENT PTY LTD

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## PRE - PURCHASE VISUAL BUILDING INSPECTION REPORT



Accreditation Licence Number:  
L100307

**PROPERTY ADDRESS:**  
14 George Mobbs Drive, SAMPLE

**CLIENTS NAME:**  
SAMPLE

**PRE-ENGAGEMENT AGREEMENT NUMBER:**  
45409

**DATE OF INSPECTION:**  
30th Day of August 2016

Wednesday, 31 August 2016

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Wednesday, 31 August 2016

**Meridian Pest Management Pty Ltd**

Po Box 5989  
Minto BC NSW 2565  
ABN: 44 113 662 392

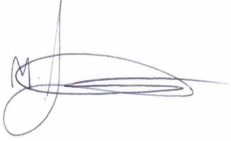
**Meridian Termite Management Pty Ltd Ltd**

Po Box 10006  
Frankston North VIC 3200  
ABN: 24 136 981 489

**Dated this:**

30th Day of August 2016

**SIGNED FOR AND ON BEHALF OF:**

A handwritten signature in blue ink, appearing to be a stylized 'J' or similar character, written over a horizontal line.

**Meridian Pest Management Pty Ltd**

ABN: 44 113 662 392

# VISUAL BUILDING INSPECTION REPORT

## Client & Site Information:

**COMMISSIONED BY:**

SAMPLE.

**YOUR CONTACT:**

SAMPLE.

**YOUR REF/FILE NUMBER:**

16/0299.

**DATE OF INSPECTION:**

30th Day of August 2016.

**PURCHASER:**

SAMPLE.

**VENDOR'S**

SAMPLE.

**PROPERTY ADDRESS:**

14 George Mobbs Drive, SAMPLE.

**PRE-ENGAGEMENT INSPECTION AGREEMENT NUMBER:**

45409.

**INSPECTED BY:**

Kevin Smith

Licence Number: L100307

Accreditation Number: 7784

Contact Number: 0419 191 340.

**Important Information Regarding the Scope and Limitations of the Inspection and this Report**

**This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.**

**Part 1: Pre Purchase Inspections - Residential Buildings**

**If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.**

**If the property is part of a Strata or Company Title - Appendix B of the Standard applies.**

**Important Information:** Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. 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. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

**The Purpose of the Inspection:** The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

**The Scope of the Inspection:** The inspection comprised 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. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers

should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

**Acceptance Criteria:** The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

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

**Changes to the Inspection Agreement:** 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 that agreement (if applicable) and the scope of this inspection report.

### Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** Areas for Inspection shall cover all safe and accessible areas. 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 within 30m of the main structure and within the site boundaries including fences.

### Safe and Reasonable Access

Only areas to which safe and 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 = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

**Roof Exterior** - Must be accessible from a 3.6m ladder placed on the ground.

---

## Property Description:

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### Building type:

Two storey dwelling.

### External walls constructed from:

Brick veneer:

**Roof Construction:**

The roof is of pitched construction.

**Roof Covering:**

Concrete tiles:

**Internal walls covered with:**

Plasterboard: Plaster render: Timber panelling: Asbestos cement sheeting. Although we are not qualified in the detection of asbestos materials, this item may contain asbestos. Asbestos material should not be disturbed or damaged and should be kept well maintained and sealed to prevent exposure. Due to the nature of asbestos and the hazards to health it can pose, it should only be removed or modified by a licensed asbestos removal contractor.

**Internal ceilings covered with:**

Plasterboard: Asbestos cement sheeting. Although we are not qualified in the detection of asbestos materials, this item may contain asbestos. Asbestos material should not be disturbed or damaged and should be kept well maintained and sealed to prevent exposure. Due to the nature of asbestos and the hazards to health it can pose, it should only be removed or modified by a licensed asbestos removal contractor.

**Windows are constructed from:**

Aluminium:

**Footings:**

The building is constructed on a combination of strip footings and concrete slab footings.

**Estimate Building Age:**

Between 40 and 50 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

**Important Note:** This is only a general overview of the property and must not be relied upon on its own. You **MUST** read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the overall condition of the property at the time of the inspection. The inspection is a visual assessment only of the property to identify major defects and to form an opinion regarding the condition of the property at the time of inspection.

Any Summary within this Report regardless of its placement in the Report is supplied to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. Any Summary **MUST** be read in conjunction with the entire Report and not in isolation from the Report. If there should be any discrepancy between anything in the Report and anything in a Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector **BEFORE** relying on this Report.

**Important Note:** This inspection is a visual report and where access was not gained it is imperative that access should be obtained for a more thorough inspection in these areas.

**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 prior to purchase to enable a more complete report to be submitted.

**Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.**

## OVERALL CONDITION OF THE PROPERTY

### Overall Condition of Property

#### Major Defects in this Building:

No major defects in comparison of similar building of approximately the same age has been reasonably maintained.

#### Minor Defects in this Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

**Typical:** The frequency and/or magnitude of minor defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

#### Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **average**. There may be areas/elements requiring minor repairs or maintenance.

**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.

**Important Note:** This is only a general overview of the property and must not be relied upon on its own. You **MUST** read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the overall condition of the property at the time of the inspection. The inspection is a visual assessment only of the property to identify major defects and to form an opinion regarding the condition of the property at the time of inspection.

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### Summary of Areas Inspected:

#### Details:

Roof void: Internal area: Subfloor area: Garage: External area:

**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 prior to purchase to enable a more complete report to be submitted.

**Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.**



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### Summary of Areas Not Inspected:

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#### External Roofing

Due to the method construction of the external roofing all and or part of the roofing was not expected, We recommend a roofing expert to carry out a more thorough inspection for any defaults and or defects to the height restrictions.

#### Roof void:

Lower Roof Void. Above the eaves:

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### Summary of Areas where Inspection was Impaired:

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#### Externally:

Building Materials: Exterior Wall or walls where not inspected, all building materials should be removed for a more thorough inspection. Defects may be present and not detected.

#### Roof void:

Insulation.

#### Subfloor:

Stored goods to be removed to gain further access to inaccessible timbers for a more thorough inspection .

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### Summary of High Risk areas where access should be gained:

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#### Externally:

Building Materials: Exterior Wall or walls where not inspected, all building materials should be removed for a more thorough inspection. Defects may be present and not detected.

#### External Roofing

Due to the method construction of the external roofing all and or part of the roofing was not expected, We recommend a roofing expert to carry out a more thorough inspection for any defaults and or defects to the height restrictions.

#### Roof void:

Lower Roof Void. Insulation.

#### Subfloor:

Stored goods to be removed to gain further access to inaccessible timbers for a more thorough inspection .

---

### Furnished Properties:

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#### Was the property furnished at the time of inspection?

Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case. Inspection to the upperside of flooring was concealed by carpets, rugs or other floor coverings. No inspection was made to the upperside of flooring where floor coverings were present.

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### Weather Conditions:

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Recent Weather Conditions:

Dry.

Weather Conditions on the Day and at the Time of Inspection:

Dry.

**IMPORTANT NOTICE:**

Plumbing, Electrician and External Roofing

**IMPORTANT NOTICE:** Please note in regards to plumbing or electricity items, it should be noted that we are not plumbers and or electricians and any comment made is not that of a qualified plumber or and electrician this includes solar power. We strongly recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing and or an electricity issues. **IMPORTANT NOTICE:** Please note in regards to a double storey, townhouse and or home unit, we were unable to comment on tile roofing, flashing and or valleys to the property. We strongly recommend that a qualified contractor be engaged to make comment on any matter dealing with roofing issues.

**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 Access Limitations:

The roofing materials were viewed from a distance only. It should be noted that when roofing cannot be inspected in detail, other associated aspects of the roofing are also often not inspected in detail. These may include items such as gutters, eaves, flashings, chimneys and other items that would require a detailed and close inspection of the roof surface.

Roof Covering Condition in 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. It is recommended that the roof is resealed due to the age of the property, this will stop cracking and or prevent tiles from coming porous of roof tiles.



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**Flashings:**

**Roof Flashing - Type and Condition:**

Flashing material is of lead.

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**Gutters & Downpipes:**

**Gutters & Downpipes:**

Appear to be in serviceable condition. Guttering joints are leaking and should be repaired.

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**Eaves, Fascias & Barge Boards:**

**Eaves Type & Condition:**

The eaves are lined with asbestos cement sheeting. The overall condition of the eaves lining is fair. The paint work to the eaves is deteriorating and maintenance is required.

**Fascias & Bargeboards Type & Condition:**

The overall condition of the fascias/bargeboards is fair.

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**ROOF SYSTEM INTERNAL**

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**Restrictions - Roof Interior:**

**Access Restrictions:**

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. Due to the method of construction, we strongly recommend that an additional roof entry point be installed in another suitable location within the structure. Access should be gained to enable a further inspection to be carried out prior to purchase.

**Inspection Restrictions:**

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report. Insulation batts. No leaves were located to the roof at the time of the inspection.



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**Roof Framing:**

**Roof Supports - Type and Condition:**

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

**The following action is recommended:**

Collar ties have been repaired.



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**Insulation & Sarking:**

**Sarking Status:**

There is no sarking membrane present in the roof area.

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**INTERIOR CONDITION REPORT**

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**Ceilings:**

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**Ceiling Condition:**

The condition of the ceilings is generally good. At the time of the inspection there were no water stains to the ceilings.

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**Walls:**

**Internal Walls Condition:**

The condition of the walls is generally fair. Impact damage was noted to some wall surfaces and repairs will be required.

**Location/area**

Bedroom three:

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**Windows:**

**Windows Condition:**

The condition of the windows is generally fair.

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**Doors:**

**Doors Condition:**

The condition of the doors is generally fair. The door binds and minor adjustments are required to ensure correct operation. The top edge of doors not painted, Entry door to subfloor is damaged and repairs required.



**Location/area**

Laundry: Bathroom:

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**Floors:**

**Floors General Condition:**

The condition of the floors is generally good. Squeaking flooring was noted. This will require re fixing to prevent movement.

**Location/area**

Main bedroom: Bedroom three:

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**Woodwork:**

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**Woodwork**

The condition of the woodwork is generally fair. Full inspection was limited by the present of floor coverings and or furniture to the skirting. We were unable to detect and comment on wood rot, Borer, termite activity or termite damage. For a further investigation all coverings and furniture should be lifted or moved for a more thorough inspection.

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**Built-In Wardrobes**

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**Type and Condition**

The condition of the built-in wardrobes is generally good.

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**KITCHEN**

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**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.

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**Kitchen:**

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**Kitchen Fixtures:**

The condition of the fixtures is generally good.

**Tiles:**

Glass splash back have been installed.

**Sink & Taps:**

The sink and taps appear to be in a serviceable condition.

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**BATHROOMS**

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**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.

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**Main Bathroom:**

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**Shower/Bath Condition:**

The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Silicone sealant should be applied to the interface of the floor and walls in the shower recess to prevent water penetration to surrounding areas. This method of repair can only be considered to be temporary. Further waterproofing may be necessary.

**Tiles:**

The condition of the tiles is generally good. Full inspection was limited by the present of floor coverings, stored goods and or furniture to tiles. For a further investigation all coverings and furniture should be lifted or moved for a more thorough inspection.

**Basin & Taps:**

The basin & taps appear serviceable.

**Vanity Unit:**

The condition of the vanity unit is generally good.

**Toilet Condition:**

The toilet appears to be in working order.

**Floor/Floor Waste:**

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected.

**Ventilation:**

FanWorkingOrder.

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**Ensuite Bathroom:**

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**Shower/Bath Condition:**

The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Silicone sealant should be applied to the interface of the floor and walls in the shower recess to prevent water penetration to surrounding areas. This method of repair can only be considered to be temporary. Further waterproofing may be necessary.

**Tiles:**

The condition of the tiles is generally good. Full inspection was limited by the present of floor coverings, stored goods and or furniture to tiles. For a further investigation all coverings and furniture should be lifted or moved for a more thorough inspection.

**Basin & Taps:**

The basin & taps appear serviceable.

**Vanity Unit:**

The condition of the vanity unit is generally good.

**Toilet Condition:**

The toilet appears to be in working order.

**Floor/Floor Waste:**

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected.

**Ventilation:**

FanWorkingOrder.

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**LAUNDRY**

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**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:**

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.

**Tiles:**

The condition of the tiles is generally good. Full inspection was limited by the present of floor coverings, stored goods and or furniture to tiles. For a further investigation all coverings and furniture should be lifted or moved for a more thorough inspection.

**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:**

Downstairs.

**General condition of area:**

This area is generally in good condition.

**Toilet Condition:**

The toilet appears to be in working order.

**Basin & Taps:**

The basin & taps appear serviceable.

**Tiles:**

The condition of the tiles is generally good.

**Floor/Floor Waste:**

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.

**STAIRS INTERNAL**

**Stairs Internal:**

**Type & Condition:**

The stairs are constructed primarily from timber. The overall condition of the stairs is good. The stair treads squeak and require maintenance.



## EXTERIOR

### External Walls:

**General Condition:**

The condition of the walls is generally fair. The ground levels are close to or covering some of the damp proof course (DPC) material and should be lowered appropriately. Ideally, the height of a DPC should be not less than 150mm above the adjacent ground level; 75mm above the finished surface level of adjacent paved, concrete or landscaped areas that slope away from the base of the walls; 50mm above finished paved, concrete or landscaped areas that are protected from the direct effects of the weather by items such as carports, verandah, balcony etc.

**Position/Location:**

Front elevation.

**Cracking to Masonry or Concrete Elements:**

Cracks are evident. Visible cracking has been categorized as a serviceability defect. Cracking of a building element is a serviceability defect where in the opinion of the inspector the function of the building element is impaired however, the expected consequence of this cracking is unknown until further information is obtained.

Cracking can be expected in a building of this age and construction.



**Position/Location:**

Front elevation.

### Lintels:

**Type & Condition:**

The lintels are of: An unknown material. We could not determine the material as they are concealed:

### Windows:

**Windows Condition:**

The condition of the exterior of the windows is generally fair.

### External Stairs:

Type & Condition:

The stairs are constructed primarily from concrete. The overall condition of the stairs is fair.

Damp Course:

Type & Condition:

A polythene damp proof coursing material is visible in the external walls and it should continue to be effective unless damaged or bridged.

**DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS**

Balcony:

Position/Location:

Front elevation.

Construction & Condition:

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

Deck:

Position/Location:

Rear elevation.

Construction & Condition:

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

Roof Construction:

The roof is of skillion construction.

Roof is covered with:

Polycarbonate:

Roof Covering Condition Detail:

The overall condition of the roof coverings is good. The pitch of the pitched roof section appears to be Fair. This may allow wind driven rain penetration or water ponding at a later stage.

**SUBFLOOR**

Restrictions:

Restrictions/description:

Stored goods are present in this area and restricted inspection. It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas. Access should be gained to enable a further inspection to be carried out prior to purchase.



Below the following location or area:  
Various areas of the subfloor:

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### Timber Pest Attack - Evidence Noted:

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**Description:**

There appears to be moderate damage consistent with timber pest attack to visible accessible timbers.

**Affected subfloor timbers**

Wall Frame timbers:



Below the following location or area:  
Right hand section:

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### Wood decay damage:

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**Description:**

Minor wood decay damage was noted. Maintenance and repair is required.

**Affected subfloor timbers**

Bearers:



Below the following location or area:  
Main bathroom:

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**Ventilation:**

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**Description:**

The underfloor ventilation appeared to be limited. This may provide conditions that could encourage decay of timber components. Upgrading of the ventilation is recommended. If necessary, contact a Licensed Builder for advise and rectification.

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**Sub Floor - Other Defects or Issues:**

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**Details:**

Wall frame close to soil.

**FOOTINGS**

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**Footings:**

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**Type & General Condition:**

The building is constructed on a combination of strip footings and concrete slab footings.

**GARAGING**

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**Garage:**

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**Garage Location:**

Under the main building.

**Restrictions to inspection**

Stored items restricted inspection to the interior. Stored items should be removed to enable a more complete report to be submitted.

**General Overall Condition:**

The overall condition of the garage is fair.

**External walls constructed from:**

Single brick:

**External Wall General Condition:**

The condition of the walls is generally fair. The base of some walls are below the external soil levels and may be subject to lateral dampness or water entry. Recommend soil levels be lowered or the area be closely monitored for water entry/penetration.

**Front Doors - Type & Condition**

The main garage door is a tilt style door and is in fair condition.

**Ceiling Condition:**

Nails are popping and are visible. This is generally due to movement in the timber framing. Periodic maintenance may be required and ceilings may need to be re-secured. Evidence of past water penetration through the ceiling. No evidence of any current leaks. Mould was noted to the ceilings. The cause of this should be investigated and rectified.



**Internal Walls Condition:**

The condition of the walls is generally fair.

**Floor - Type & General Condition**

The concrete floor is generally in fair condition. Concrete cracked and should be monitored for further movement.

**Lintels - Type & Condition:**

The lintels are of mild steel, The condition of the lintels is generally fair. Minor rust is evident to the steel in some lintels. This should be treated to prevent further deterioration.

## SAFETY ISSUES

### SAFETY ISSUES

**SAFETY ISSUES**

Trees: All or any trees associated to this property are to be assessed by an Arborist for their strength and in the event of any issues then these issues are to be dealt with immediately. Windows to a two storey home of higher should have locks fitted so that opening is no greater than 125mm, Window blinds and or cords should be secured as this is a safety issue, Low head height at stairwell.



**SITE**

**Driveway:**

**Type & Condition:**

The concrete driveway has some visible cracking that should be monitored for further movement. The concrete driveway has subsided in some areas and will require repair. This may present a tripping hazard and rectification is required. The driveway should be monitored during heavy rain to determine whether the existing drains can cope.





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### Fences & Gates:

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#### Fences Type & Condition:

The fences are mainly constructed from metal. The fences are generally in good condition.

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### Retaining Walls:

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#### Type & General Condition:

The masonry retaining walls show normal deterioration, cracks etc, and should be monitored for any movement.

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### Paths/Paved Areas:

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#### Type & Condition:

The concrete paths/paved areas are in fair condition. Paths should be monitored during heavy rain to determine whether the existing drains can cope.

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### Trees

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#### Issue and Location

Termites can nest in trees and tree stumps without any obvious visible evidence. This should be further investigated.

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### Drainage - Surface Water:

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**Description:**

Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

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.

**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:**

Bottled gas is connected to the premises but has not been inspected. Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on. 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 under the house:

**Age of Unit:**

The unit was manufactured in 2004.

**The following action is recommended:**

A Licensed plumber should be called to make a further evaluation and repairs or rectification as needed.

**IMPORTANT INFORMATION**

**Important Information:**

The following forms an integral part of the report and **MUST** be read in conjunction with the entire report. In the event of any litigation is brought as a result of the inspection and/or report, you indemnify us against the complaint and provide you with a written response with in 28 days.

Here are the invoice disclaimers.

**INSPECTION AGREEMENT:** By making a payment of this invoice and or reading this report you have acknowledge that you have read and agreed to the pre-engagement agreement, as set out.

PLEASE NOTE: The is authorised to use our report subject to settlement of this invoice. If the invoiced is not

settled within trading terms then the authority to use our report is revoked. All references to our reports and/or certificates should be deleted or rendered inactive. Meridian Pest Management accepts no liability for information derived from any report and/or certificates if authority to use is revoked.

**IMPORTANT NOTICE:** This report was a visual inspection only, for a more detailed report, insulation, ducting, wall linings, furniture and any other obstructed that would impair the inspectors view.

**IMPORTANT NOTICE:** By Meridian Pest Management submitting this building inspection, you have confirmed that you have **read and agree** to the contents of the **Pre Engagement Agreement**.

**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/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CAN NOT 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. The inspection shall comprise a visual assessment as outlined in AS4349.3-2010 for all structures within 30 metres of the building and within the site boundaries including fences.

#### **General Definitions used in this report:**

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas:

**Good** - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

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

**Poor** - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions (Above Average), (Average), (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

**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 high 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.

**Appearance Defect** - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Serviceability Defect** - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Structural Defect** - Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Accessible Area** - An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

### **General and Important Information:**

*Note:* In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**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.

**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.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

**The septic tanks:** Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

## Important Information Regarding the Scope and Limitations of the Inspection and this Report

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.

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 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 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.

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 (*eg. 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 ten (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) **ASBESTOS DISCLAIMER: "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 **Additional Comments** 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 building 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 or 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. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

6) **Mould (Mildew and Non-Wood Decay Fungi) Disclaimer:** 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 report. If Mould is noted as present within the property or if you notice Mould 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 Government Health Department or a qualified expert such as an Industry Hygienist.

**7) 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 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.

**8) Cracking of Building Elements:** The use of cracking of building elements as an indicator of structural performance can be problematic. Where any cracking is present in a building element, that cracking may be the result of one or more of a range of factors and that the significance of cracking may vary.

Cracking can be generally categorized into:

**Appearance Defect:** Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Serviceability Defect:** Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Structural Defect:** Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

The criteria for determining whether cracking is a structural defect are not solely related to crack width. Cracks 0.1mm wide may be a structural defect while cracks 5.00mm wide may not be structural defects. Cracking in a structural element does not necessarily indicate a structural defect.

**9) CONDITIONS :-** This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

**10)** If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:

- a) Obtain a statement from the owner as to
  - i. any Timber Pest activity or damage;
  - ii. timber repairs or other repairs
  - iii. alterations or other problems to the property known to them
  - iv. any other work carried out to the property including Timber Pest treatments
  - v. obtain copies of any paperwork issued and the details of all work carried out
- b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above

where no such statement is obtained.

11) The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007

12) You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects

13) Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

14) The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

However, We may sell the Report to any other Person although there is no obligation for Us to do so.

15) You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

**IMPORTANT DISCLAIMER**

**DISCLAIMER OF LIABILITY:** -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).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** - We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement.

**CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

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