

Pre-Purchase Inspection Report



InspectionSmith
Property Inspections

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123 Smith Street, Smithville, 6000

Inspection prepared for: Jones Jones
Real Estate Agent: John Smith - Smithville Real Estate

Date of Inspection: 29/5/2018 Time: 9:00am
Weather: Fine

Details of a Pre Purchase Building and Timber Pest Inspection

The purpose of a pre purchase building inspection: To provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the building elements and services as set out in Australian Standard 4349.1-2007.

Note: If the client or interested party requires assessment of the structure of the property only, the inspection shall be in accordance with Appendix A.

The purpose of a pre purchase Pest inspection: A Pre Purchase Pest Inspection is a non-invasive visual assessment of the property and is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the property as set out in Australian Standard for building inspection AS4349.3-2010.

A timber pest inspection will not reveal every concern that exists or could ever exist, but only material defects observed on the day of inspection.

Note: An Inspection report shall describe and identify material defect observed in a written format. The inspection report may contain recommendations on conditions observed or for further evaluations by an appropriate professional.

Note: If the property being inspected is part of a strata or company title, the inspection is limited to the interior and the immediate exterior of the particular residence being inspected. It does not cover common property.

The scope of a pre purchase building inspection: The inspection shall comprise 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 the inspection. An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and therefore does not form part of this inspection report.

The scope of a pre purchase pest inspection: The inspection shall comprise a non-invasive inspection of the property for timber pest activity at the time of inspection. An estimate of the cost of treatment of timber pests or the repair of damage caused by timber pests is not included in an inspection report.

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. An Inspection Report shall contain sufficient data to enable a similarly suitably qualified inspector, who was not involved in the inspection, to check the report and independently verify the conclusions reached by the original inspector.

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

Changes to the inspection agreement: It is acknowledged that the above purpose, scope, acceptance criteria and terms and conditions as published on InspectionSmith Property Inspections web site make up the inspection agreement and that no changes have been made to this agreement.

Within the report you will find comments in **RED**. These are items have been assessed as a significant item, system or safety concern and need to be addressed. For your safety and liability, we recommend that you only contract licensed professional contractors when having any rectification work done.

Note: *If there are no comments in **RED** below, there were no significant items, system or safety concerns with this property at the time of inspection.*

Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you need anything to be clarified or explained.

Disclaimers

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 material containing asbestos happened to be noticed then this may be noted in the comments section of the appropriate item within this report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roofing and fencing that contains asbestos. These products should be fully sealed. If concerned or if the building was built before 1990 you should seek advice from a qualified asbestos professional as to the amount and importance of the asbestos present. If asbestos is noted in this report you should seek advice from qualified asbestos professional. Drilling, cutting or removing asbestos products presents a high risk to people's health. You should seek advice from a licensed asbestos removal professional.

Pest: We are not trained or appropriately qualified to provide you with any information with regards to rodents, non wood destroying pests, or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the home inspected for these conditions by an appropriately qualified and licensed pest control company to conduct a pest inspection in accordance with the latest revision of AS 4349.3.

Swimming Pools: Swimming Pools/Spas are not part of this building report as per AS 4349.1-2007. We recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing.

Lead: No inspection for lead based paints was carried out. Lead based paints may be present in the building. Special precautions need to be taken where lead products are disturb and further advice should be sought from a suitably qualified professional

Mould (Mildew and non wood decay fungi): No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided. Mildew and non-wood decay fungi is commonly known as mould. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. If in the course of this inspection mould is noticed then this may be noted in the comments section of the appropriate item within this report. If mould is noted or if you are worried about the possibility of mould be present you should seek the advice of a suitably qualified professional. The local council, State or Commonwealth Health Departments can also provide you with assistance.

Septic Tanks and Treatment Plants: All septic tank sewer systems and treatment plants should be inspected by a licensed plumber as this is not reported on in this Inspection Report.

Summary Of Major Defects and Safety Hazards

As requested, I have conducted a visual Pre Purchase Inspection of the property. The inspection and this report has been undertaken in accordance with the InspectionSmith Terms & Conditions. Terms & Conditions are advertised on the InspectionSmith Website.

This summary is not the report. The following report must be read in full in conjunction with this summary. If a discrepancy between the information in this summary and that contained within the body of the report, the information in the body of the report shall override this summary.

The summary below consists of significant findings and structural defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues.

If there are no items listed below in Red, it indicates that there were no significant findings or structural defects which require attention.

The items listed in the Structural Summary section below in Red indicate that there were structural defects which require attention.

All other items listed below in Red indicate that there were significant findings that are either legislative requirement or are safety concern.

Electrical		
Page 25 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • There are at least 2 RCD's installed which protect both the power point and light circuits. However the power point RCD failed to reset. In line with the latest regulations all RCD safety switch are required to be operational prior to settlement. This is required to be carried out by the vendors.

Structural Summary

1. Structural Summary

Comments:

As requested, I have conducted a visual structural inspection of the residence. The inspection and this report has been undertaken in accordance with the InspectionSmith Inspection Agreement.

Generally, this residence appears to be in satisfactory structural condition. Unless other wise noted.

Some issues that are considered minor from the viewpoint of structural integrity or are preventative in nature, are addressed under the various headings below.

Timber Pest Summary

1. Timber Pest Summary

Comments:

A termite management plan should be in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.

Durable notice found in the meter box.

It appears that the last termite inspection to the property was undertaken in 2016.

It appears that the last termite treatment to the property was undertaken in 2015.

Observations:

- There was no evidence of termite activity noted at time of inspection.
- There was no evidence of wood borer activity noted at time of inspection.
- There was no evidence of wood decay noted at time of inspection.

2. Termite Observation

Comments:

Termites are present in all areas of Australia and they play an important role in breaking down timber substances in our environment. The termite colony's sole function is to seek out new sources of food. No system or process can offer a 100% guarantee against termite attack. Systems, barriers and regular competent inspections should be in place to mitigate and make termite activity more visible to avoid economic damage.

Observations:

- There was no evidence of live termites found at the property inspected at the date and time of the inspection.
- Due to visual obstruction the risk of undetected timber attack appears to be moderate
- At the time of inspection the degree of risk of subterranean termite infestation to the overall property was considered to be moderate

3. Borer Management

Comments:

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that Some borer activity may exist that is not discernable at the time of inspection.

Observations:

- There was no evidence of any wood borers found at the property inspected at the date and time of the inspection.

4. Wood Decay Management

Comments:

Fungal attack starts to occur when the moisture content of the timber reaches 20%. It is at this point that the timber is considered conducive to Termite and borer infestation.

Observations:

- There was no evidence of any wood decay / fungi present during the inspection.

Summarised Result of Inspection

The incidence of defects in this property are in comparison to the average condition of a similar property of approximately the same age that have been reasonably well maintained. Therefore the overall condition of this property in context to its age, type and general expectation of a similar property.

Satisfactory	The areas inspected appear to be serviceable and in a satisfactory condition without any visible defects.
Average	The inspected areas require repairs and or maintenance which are consistent and normal due to age of property
Poor	The areas inspected require major repairs due to its poor maintenance, deteriorated state or not being complete to an acceptable standard of workmanship.

1. Inspection Summary

- FOUNDATIONS : satisfactory
- EXTERIOR WALLS : satisfactory
- ROOF COVERING :satisfactory
- ROOF STRUCTURE :satisfactory
- CEILING STRUCTURE :satisfactory
- GARAGE :satisfactory
- INTERIOR WALLS :satisfactory
- INTERIOR CEILINGS :satisfactory
- ATTACHED STRUCTURES :satisfactory

2. Inspection Conclusion

In the opinion of the inspector:

The property was found to be in a satisfactory condition at the time of inspection in comparison with similar buildings of this age and type.

Inspector

1. Your Inspector

Darren Smith

Phone: 0437 018 885

Email: darren@inspectionsmith.com.au

Inspection Details

1. Inspection Details

Inspection Reason:

- Pre-Purchase Inspection

Inspection Type:

- Standard Plus Structural Inspection AS 4349.1-2007
- Timber Pest Inspection AS 4349.3-2010

2. Attendance

In Attendance:

- Real estate agent was present at the time of inspection.
- Client was present at the time of inspection.

3. Occupancy

Occupancy:

- Vacant - Unfurnished

4. Property Type

Construction Style:

- Detached single story house.

Construction Method:

- The house is a double brick construction, which contains an internal cavity with a timber framed metal roof on a concrete slab.

5. Property Comments

Comments:

An alarm system was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.

Sprinkler system was noted. This was not tested as part of the inspection process and should be checked at the final pre-settlement inspection.

Accessibility

The inspection will be carried out in line with Australian Standard AS 4349.1-2007 and AS4349.3-2010 Safe and reasonable access, which states: "The extent of accessible areas shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection.

The inspector shall also determine whether sufficient space is available to allow safe and reasonable access.

- Access hole for internal roof access 400mm x 500mm
- Internal roof space and Sub floor Crawl space of a minimum of 600mm x 600mm

If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe to do so.

The inspector shall inspect an elevated area only where it is at a height at which safe and reasonable access is available, or where safe and reasonable access is otherwise available.

An unobstructed line of sight is present from safe use of a 3.6m ladder and the building elements present are close enough to allow appraisal.

1. Areas Inspected

- Interior of the house.
- Exterior of the house.
- Internal roof space.
- Areas to the property boundary.

2. Areas Not Inspected

Inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection including areas above 3.6 meters. The inspector did not move or remove any obstruction which may be concealing evidence of defects including but not limited to structural damage and timber pest activity. Areas which are not normally accessible or unsafe were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are removed or access has been provided.

The inspection was not undertaken of any concealed timber frames or structural components which could not be accessed. Termite damage and/or activity may be present in these areas. It is necessary to be provided with unobstructed access to these areas in order to determine if pest and/or damage is present.

Underground inspection is beyond the scope of this inspection process.

The inspection maybe limited by but not limited to - roofing, fixed ceilings, wall linings, floor coverings, tiled areas, fixtures, furniture, clothes, stored items, thermal insulation, sarking, pip/ductwork, builders debris, vegetation, pavements and earth.

Access to some items such as: electrical power points, light switches, windows, wall/floor surfaces, appliances and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

This inspection is accordance with AS 4349.3 does not require inspection and report on drywood termites or mould.

3. Areas with Obstructions

Areas that were obstructed at the time of inspection:

- Building Exterior: Vegetation, pavement, stored items, fixtures and fittings.
- Internal roof space: Insulation, air conditioner ducting, low access.

Foundation

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. Settlement or "hairline" cracks in driveways, paths or even foundations are normal for properties of any age. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Note: It is recommended that gutters and downpipes that discharge stormwater on to the ground should direct water away from the building.

1. Concrete Slab

Comments:

Concrete slab edges are not visible due to soil and paving.

Concrete slab not visible due to floor coverings.

The concrete slab inspection is limited to observations from the interior and exterior of the dwelling.

A building constructed on a concrete slab is susceptible to concealed termite entry.

External concrete slab edges should be exposed. If they are concealed by pathways, patios, pavers or garden beds, there is a high risk of concealed termite entry.

In order to minimise timber pest attack, slab edges should have a clearance of 75mm and not covered by soil.

Observations:

- Concrete slab appears functional and in a satisfactory condition at time of inspection.
- Slab edges are covered by soil and paving. This may allow termite entry into the walls. Slab edges should be cleared of soil and paving.



Walls

Inspection of the exterior walls is limited to areas accessible to the inspector. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Some items that may restrict access but not limited to are vegetation and stored items etc

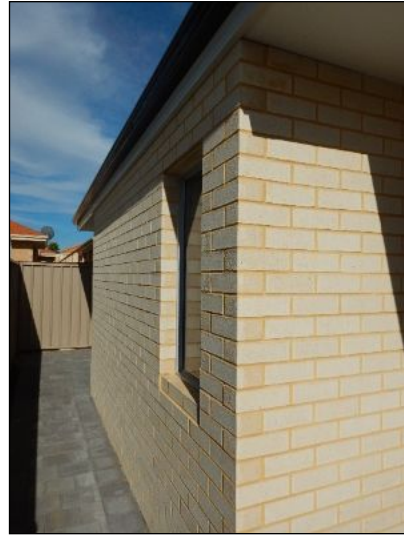
1. Exterior Walls

Construction Type:

- The external walls of the home are of a double brick construction, which contains an internal cavity.

Observations:

- The external brick wall are in a functional and satisfactory condition at time of inspection.
- The external wall render is in a functional and satisfactory condition at time of inspection.

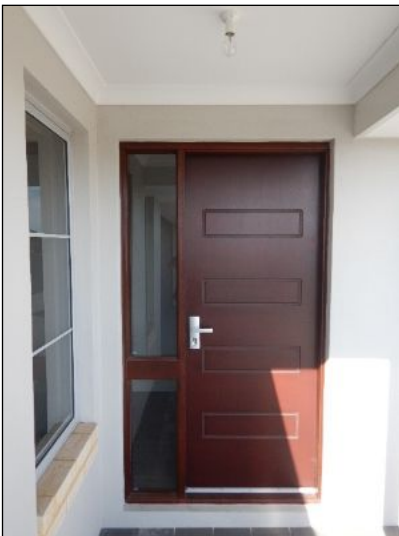


Exterior

1. Doors

Observations:

- Exterior doors are functional and in a satisfactory condition at time of inspection.



2. Windows

Observations:

- Aluminium windows frames noted.
- External window components appear functional and in a satisfactory condition at time of inspection.
- Damaged fly screens observed.



3. Eaves

Observations:

- Composition cement cladding ("Hardi-Board" etc.) eaves noted.
- Components appear functional and in a satisfactory condition at time of inspection.



Roof

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 if a roof is watertight 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.

1. Roof Covering

Comments:

- Roof was walked upon for the inspection.

Construction Materials:

- The roof has a metal covering.

Observations:

- The metal roofing material appear functional and in a satisfactory condition at the time of inspection.



2. Flashing

Comments:

- Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations, intersections between the roof covering and other materials.

Observations:

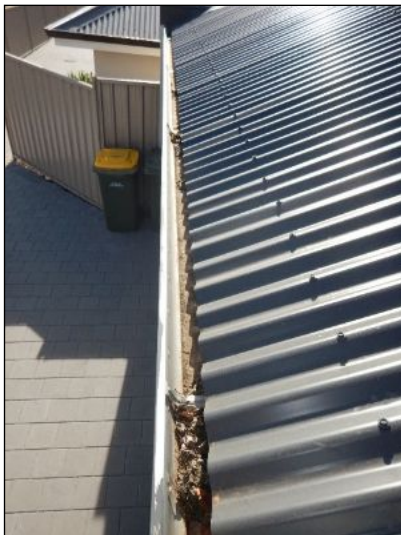
- The roof flashing, where visible, appears functional and in a satisfactory condition at time of inspection.



3. Gutters

Observations:

- The gutters appear functional and in a satisfactory condition at the time of inspection.
- The gutters should be regularly cleared of debris to ensure the proper flow of water from the roof.



Internal Roof Space

Inspection of the roof space is limited to areas accessible to the inspector. Some areas that are visually restricted but not limited to the eaves due to the low pitch, Areas covered by Insulation and or air conditioner duct work etc. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Our inspection does not warrant or guarantee the roof against leakage.

1. Access

Observations:

- The roof space was entered for the inspection.
- Man hole was located in the hallway ceiling.

2. Roof Structure

Observations:

- The timber framed structure appears functional and in a satisfactory condition at time of inspection.



3. Ceiling Structure

Comments:

- Due to the placement of insulation on the top of the ceilings it is not possible to fully inspect the condition of the ceiling structure and supports. Inspection was limited and based on what was visually accessible at the time of the inspection.
- Limited review due to insulation installed between the rafters.

Observations:

- The visible ceiling structure appears functional and in a satisfactory condition at time of inspection.



4. Insulation

Observation:

- Fiberglass batt insulation noted in the accessible ceiling space

Observation:

- Insulation averages 75- 100mm in depth

Observations:

- Insulation appears functional and in a satisfactory condition at time of inspection.



5. Exhaust Vents

Observations:

- Exhaust fan ducting appears functional and in a satisfactory condition at time of inspection.



Interior Areas

Internal areas usually cover living areas, hallways, bedrooms etc. The inspector is performing a visual inspection of all exposed walls, ceilings and floors. This inspection will report on structural damage if seen. Personal items in the rooms may prevent the inspector from viewing all areas, as the inspector will not move personal items including furniture, linen or cupboard contents, carpet and rugs. We also do not comment of cosmetic deficiencies.

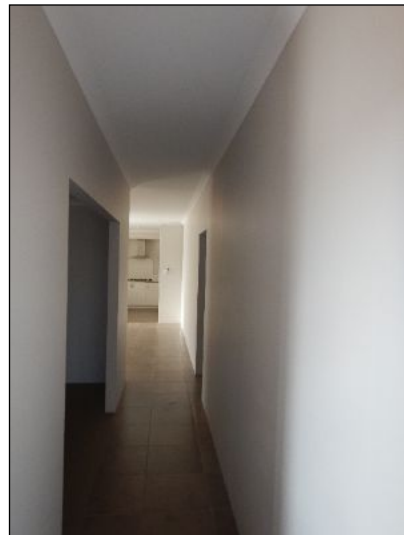
1. Internal walls

Construction Type:

Plastered walls noted which appeared functional and in a satisfactory condition at time of inspection.

Observations:

- Minor shrinkage cracks in the wall plaster in some locations. This is not a structural issue and can be repaired normally.
- The shower wall adjacent to the bathroom and ensuite were tested with a moisture meter. No indication of moisture was presence.





Ensuite 3%



Bathroom 3%

2. Ceilings

Comments:

There are plasterboard/gyprock ceilings in the home which appear functional and in a satisfactory condition at the time of inspection.

Observations:

- There is minor damage on the cornice and some cracking which has occurred at the interface between the ceiling cornice and the wall at various locations. This can be a result of foundation settlement and/or movement in the roof structure. This does not appear to have affected the structural integrity of the home and can be repaired normally.
- There are minor stains noted on the ceiling. The area was tested with a moisture meter. No indication of moisture was present at the time of inspection.



3. Windows

Comments:

- In accordance with AS4349.1 Standards, we do not test every window in the house. We do test every un-obstructed window.
- Aluminium framed windows noted and appear functional and in a satisfactory condition at time of inspection.

Observations:

- Some windows were locked at the time of inspection. Recommend testing prior to settlement.



4. Floors

Observations:

- Carpeted floors appear in a satisfactory condition at time of inspection.
- Tiled floors appear in a satisfactory condition at time of inspection.



5. Doors

Observations:

- The internal doors are in a satisfactory condition at time of inspection.



Kitchen

Kitchens typically include a stove, dishwasher, sink and other appliances. Inspections are limited to the switching the appliances on and off using normal user controls. We do not inspect dishwashers or check the efficiency, correct wiring or plumbing of appliances.

1. Cabinets & Bench Tops

Observations:

- The kitchen cabinets appear functional and in a satisfactory condition, at time of inspection.
- The kitchen bench tops appear functional and in a satisfactory condition, at time of inspection.



2. Sink & Plumbing

Observations:

- The sink and related components are functional and in a satisfactory condition at time of inspection.
- Kitchen sink plumbing appeared in a functional and a satisfactory condition at time of inspection. No leak observed at the time of inspection.



3. Cook Top & Oven

Observations:

- No warranties or guarantees of this or any other appliance can be offered.
- Gas cook top noted and operated normally when tested. Unit appeared in a satisfactory at time of inspection.
- Electric oven noted and operated normally when tested. Unit appeared in a satisfactory at time of inspection.



4. Exhaust Vent

Observations:

- The range hood was tested and appeared in a functional and in a satisfactory at time of inspection.



Bathroom

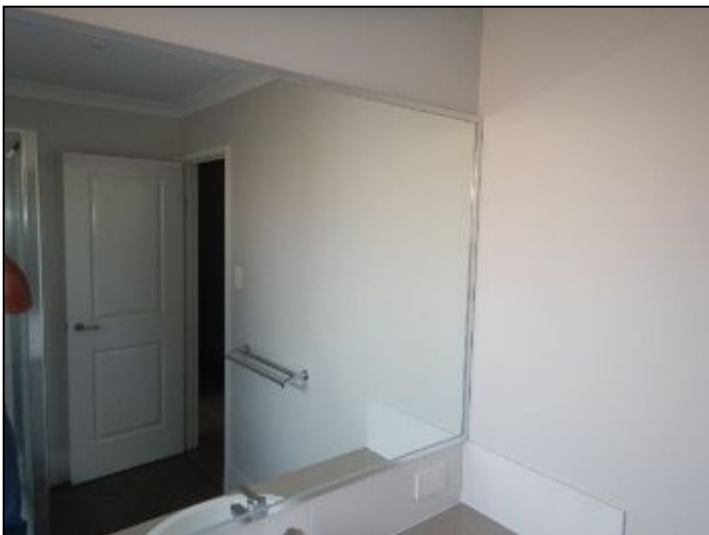
Bathrooms can consist of many features from spa tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note: *Australian Standards C4.2 State: In cases where services have not been used for some time prior to the inspection being carried out, such conditions may inhibit the detection of defects such as dampness caused by water leaks.*

1. Vanity, Sink & Plumbing

Observations:

- The sink and related components were tested and appeared in a functional and in a satisfactory at time of inspection.
- Bathroom sink plumbing appeared in a functional and a satisfactory condition. No leak observed at the time of inspection.
- Bathroom cabinets appear functional and in a satisfactory condition, at time of inspection.
- Bathroom mirrors appear functional and in a satisfactory condition, at time of inspection.

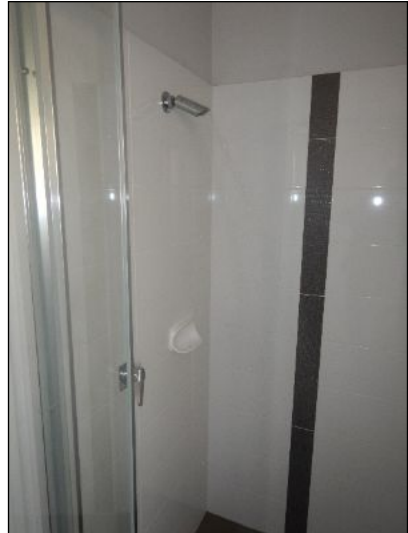




2. Showers

Observations:

- The shower and related components were tested and appeared in a functional and in a satisfactory at time of inspection.
- The shower enclosure was functional and in a satisfactory condition at the time of the inspection.



3. Exhaust Fans & Heaters

Observations:

- The bathroom exhaust fan was tested and appeared to be functional and in a satisfactory time of inspection.



4. Bath Tub & Floors

Observations:

- The bath tub and related components operated normally when tested.
- Tiled Floors appear in satisfactory condition at time of inspection. No major deficiencies noted.



5. Toilet

Observations:

- Toilet operated normally when tested. No deficiencies noted.



Laundry

1. Cabinet, Sink & Plumbing

Observations:

- The laundry sink appeared functional and in a satisfactory condition, at time of inspection.
- Laundry sink plumbing appeared in a functional and satisfactory condition. No leaks observed at the time of inspection.
- Laundry cabinets appears functional and in a satisfactory condition, at time of inspection.



In regards to electrical items it should be noted that we are not licensed electricians and any comments made are not that of an electrician. Any testing that is done on electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency or correct wiring of these items. We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or when dealing with electrical matters.

Note: We do not disconnect electronic equipment to test the powerpoints. An electric meter is used to test the correct wiring of powerpoints and to trip the safety switch.

Electrical

Compulsory RCDs (Safety Switches) for Residential Properties

New legislation came into effect on 9 August 2009 by the West Australian state government to enforce owners and landlords to install two RCDs to each residential property if one or both are not in existence. Owner-occupied residents will require the installation to occur prior to the transfer of the title. In the case of a rental property the installation will be required prior to entering into a tenancy agreement with a new tenant or making the property available for rent, lease or hire. This legislation also applies to switchboards servicing common property.

An electric meter is used to trip the RCD safety switch's for operation.

Compulsory Mains Powered smoke Alarms

New legislation came into effect on 1st October 2009 by the West Australian state government to enforce owners and landlords to install hard wired smoke alarms to all residential properties being sold or made available for lease. Battery operated smoke alarms will no longer be sufficient.

Where a hard wired alarm cannot be fitted –such as flats or units with concrete ceilings –long life lithium battery operated smoke alarms must be installed.

Smoke alarms must be installed in each level of a building on or near the ceiling or in the area of the stairway according to Australian Building Codes 3.7.21

(a) any storey containing bedrooms –

(i) between each part of the dwelling containing bedrooms and the remainder of the dwelling and (ii) where bedrooms are served by a hallway –in that hallway, and

(b) any other storey not containing bedrooms.

All electrical contractors who install hard-wired smoke alarms will be required to place a sticker in the switchboard advising the work performed.

Disclaimer:

In regards to gas, plumbing or electrical it should be noted that we are not licensed plumbers or electricians and any comments made are not that of a plumber or electrician.

Any testing that is done on plumbing and electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring or plumbing of these items.

We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or not when dealing with gas, plumbing and electrical matters.

1. Electrical Panel

Location:

- Main Panel Location: Right side of house and appears in a satisfactory condition at time of inspection.

Observations:

- Only a representative number of power points are tested in relation to RCD operation. A full electrical inspection is required by an electrician.

• There are at least 2 RCD's installed which protect both the power point and light circuits. However the power point RCD failed to reset. In line with the latest regulations all RCD safety switch are required to be operational prior to settlement. This is required to be carried out by the vendors.



2. Smoke Detectors

Comments:

Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

Observations:

- There are 2 hard wired smoke alarms that are installed in the bedroom hallway areas.
- Smoke alarms are due for replacement in 2025.



Jan 2015



Jan 2015

3. Powerpoints & Lights

Observations:

- Our inspection was limited to visible and accessible outlets only. Those outlets that were concealed or inaccessible due to stored items, furniture, etc. were not tested or inspected. Only a representative sampling of outlets were tested.
- All tested interior and exterior power points were functional and in a satisfactory at time of inspection, unless otherwise noted.
- All tested interior and exterior light fixtures and switches were functional and in a satisfactory condition at the time of inspection unless otherwise noted.



Air Conditioner

The testing for the air conditioner is limited to turning the system on and checking that air is flowing into each of the rooms that have a vent. We do not check for the efficiency, correct wiring or plumbing of these items. The ducting within the internal roof space is also checked.

1. Air Conditioner

Observations:

- Split system air conditioner was functional and in a satisfactory condition at time of inspection.



Water Heater

In regards to plumbing items it should be noted that we are not licensed plumbers and any comments made are not that of a plumber. Any testing that is done on plumbing it is restricted to turning the fixture or fitting on and off using the normal operator controls to check the operation and for leaks. We do not check for the efficiency or correct plumbing of these items. We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or when dealing with plumbing matters. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note: Australian Standards C4.2 State: In cases where services have not been used for some time prior to the inspection being carried out, such conditions may inhibit the detection of defects such as dampness caused by water leaks.

1. Observation

water Heater Type:

- Gas Instantaneous hot water heater noted.

Location:

- The Gas Instantaneous water heater is located outside the house of the house

Observations:

- Gas instantaneous hot water system was functional and in a satisfactory condition at time of inspection.



Exterior Structures

Inspection of the attached structures is limited to areas accessible to the inspector. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Some items that may restrict access but not limited to are motor vehicles, vegetation, furnishings and stored items etc.

1. Patios & Decks

Comments:

The patio/porch is part of the main structure and appears functional and in a satisfactory condition at time of inspection.



2. Garage

Construction:

- Garage is part of the main structure and appears functional and in a satisfactory condition at time of inspection.

Garage Door:

- Sectional door noted on attached garage appears functional and in a satisfactory at time of inspection.

Observations:

- Garage door opener operated using normal controls, at time of inspection.





Grounds

Grounds cover outside areas around the house within 30m of the building and within the boundary of the site. The inspector is performing a visual inspection in accordance with AS 4349.001-2007 & AS 4349.3 - 2010.

The inspector is performing a visual inspection of all paving, patios, yard walls, fencing, exterior plumbing and drainage.

This inspection will report on visible damage, wear and tear if seen

Personal items and vegetation may prevent the inspector from viewing all areas, as the inspector will not move personal items or vegetation.

1. Driveway & Foot Paths

Materials:

- Brick paved driveway noted and appeared functional and in a satisfactory condition at time of inspection.
- Brick paved pathway noted and appeared functional and in a satisfactory condition at time of inspection.



2. Grading and Drainage

Comments:

Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation.

Overflow pipes from air conditioners and water heaters are a source of moisture. It is important to redirect or extend the pipe away from the home into a drain or soak well to avoid moisture soaking into the foundations.

Observations:

- Roof drainage conditions within 3 metres of the house appeared satisfactory.
- The air conditioner discharge pipe discharges on the foundations. This should ideally be directed into the stormwater, or at least 3 metres away from the building.



3. Fences & Gates

Materials:

- Metal fence noted and appears functional and in a satisfactory condition at time of inspection.

Observations:

- The fence has some areas that are damaged. Some maintenance will be required to rectify.



4. Yard Walls

Materials:

- Pre cast concrete retaining walls noted and appear functional and in a satisfactory condition at time of inspection.



5. Susceptible Timbers

Comments:

Most termite species are grass or debris feeders, however termites of economical damage feed on cellulose, starches and sugars obtain from wood. Susceptible timber on the grounds are conducive conditions and not just limited to earth to wood contact

Observations:

- There did not appear to be any evidence of susceptible timbers.

6. Excessive Moisture

Comments:

Termites spend most of their lives in high humidity and temperature conditions within their colony and workings. To maintain the humidity and temperature in their colony they must have reliable and constant supply of moisture. Areas of excessive moisture is therefore a conducive condition to timber pest attack.

Sprinklers may be spraying side of house; check and readjust as necessary, to prevent siding damage by moisture or insects.

Observations:

- There did not appear to be any evidence of excessive moisture.

7. Gas Connections

Location:

- Main gas connected to the property.

Observations:

- Mains gas meter and associated plumbing appear functional and in a satisfactory condition at the time of inspection.



8. Exterior Plumbing

Observations:

- The Exterior tap appear functional and in a satisfactory condition at time of inspection.

9. Vegetation

Comments:

Termites usually construct their nests in or below trees. For that reason, trees that are a susceptible species for infestation need to be monitored as part of any effective termite management programme

There is vegetation in contact with the ground and the property which may allow termite bridging over any existing termite barrier. Recommend pruning all vegetation in contact with the property.

Observations:

- Remove any garden beds abutting the home to eliminate excessive moisture.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 3 m of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Pest Management

A termite management plan should be in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.

1. Pest Management

Recommendations:

It is recommended that any available records and or associated paperwork from the current owner is requested with regards to timber pest treatments.

A termite management plan should be in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.

Observations:

- It appears that the last termite treatment to the property was undertaken in 2015.
- It appears that the last termite inspection to the property was undertaken in 2016.
- Termite inspections should be undertaken every 12 months.

Area Treated	Date	Treaters PMS Licence/Title	Description of Chemical Used	Chemical Rate
Underneath	14-11-14	DIG 666	BF	15%
Chimney	14-11-14	DIG 666	BF	15%
Perimeter	14-11-14	DIG 666	BF	15%

Thankyou

InspectionSmith Property Inspections would like to thank you for selecting us to do your property inspection and report.

Please be assured that if you have any questions at all about the inspection report you can call me to discuss it. I want to reassure you that you will receive the advice you need to help the property purchase proceed as smoothly as possible.

Word of mouth is my best marketing tool so if you are happy with the service. If there is something that you are not totally satisfied with please let me know.

Regards

Darren Smith
 Mob: 0437 018 885
 Email: darren@inspectionsmith.com.au
 PO Box 292, Glen Forrest, WA 6071

Building and Timber Pest Inspection

Terms and Conditions

Type Of Proposed Inspection Ordered By You:

Pre-purchase Building Inspection Agreement AS4349.1-2007
Pre-Purchase Timber Pest Inspection AS4349.3-2010

In ordering the inspection, you agree that the inspection will be carried out in accordance with the following clauses, which define the scope and limitations of the inspection and the report.

INSPECTIONS & REPORT:

The Pre Purchase Building Inspection will be of the Building Elements as outlined in Appendix C of AS4349.1-2007 except for Strata title properties where the inspection will be according to Appendix B of AS4349.1-2007.

Pre Purchase Basic inspection is a assessment of the structure of the property only, the inspection is carried out in accordance with Appendix A of the AS4349.001-2007. It does not report on any non-structural elements of construction, minor defects or serious safety hazards. Items not commented on for example but not limited to are – roof coverings, gas, water & sanitary plumbing, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, plastering, painting, tiling, etc.

The Pre-purchase Timber Pest Inspections and all Timber Pest Inspections the inspection will be in accord with the requirements of Australian Standard AS 4349.3-2010 Inspection of buildings Part 3: Timber pest inspections. The purpose of the inspection is to provide advice about the condition of the property concerning timber pest activity as outlined in the Scope of this Agreement.

All inspections (whether in accord with AS 4349.001-2007 and/or AS 4349.3-2010) will be a non-invasive visual inspection and will be limited to those areas and sections of the property to which Reasonable Access (see definitions below) is both available and permitted on the date and time of Inspection.

A copy of the appropriate Standard with Appendices may be obtained from Standards Australia at your cost.

SCOPE OF THE INSPECTIONS & THE REPORT:

The Inspection will be carried out in accordance with AS4349.1-2007 and/or AS4349.3-2010 The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the time of the inspection. The inspections and reporting are limited to Appendix C of AS4349.1-2007 and AS4349.3-2010

1. The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed and reasonably maintained buildings of approximately the same age. Areas for Inspection shall cover all safe and accessible areas.
2. The inspection shall comprise a visual assessment of the items listed in Appendix C to AS4349.1- 2007 and/or AS4349.003-2010 for the structures within 30 metres of the building and within the site boundaries including fences.
3. In the case of Pre-purchase Timber Pest Inspections in accord with AS 4349.3- 2010 the Inspection and resulting Report will be confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean

and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (rot), present on the date and time of the Inspection.

4. The inspector may use a probe or screwdriver to tap and sound some timbers and may use a sharp knife to carry out some 'splinter testing' on structural timbers in the sub-floor and/or roof void. Splinter testing WILL NOT be carried out where the inspection is being carried out for a Client who is a purchaser and not the owner of the property being inspected. The inspector may use a moisture meter to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter will not be used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.
5. In both cases the Inspection will not cover any other pests and the report will not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (Hylotrupes bujulus Linnaeus) will be excluded from the Inspection.
6. The inspection will report any evidence of a termite treatment that happens to be found. Where evidence of a treatment is reported then the Client should assume that the treatment was applied as a curative and not as a preventative. You should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.
7. MOULD: Mildew and non-wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.
8. Subject to safe and reasonable access (See Definitions below) the Inspection will normally report on the condition of each of the following areas:
 - o The interior
 - o The exterior
 - o The roof exterior
 - o The roof void
 - o The subfloor
9. The inspector will report individually on Major Defects and Safety Hazards evident and visible on the date and time of the inspection. The report will also provide a general assessment of the property and collectively comment on Minor Defects, which would form a normal part of property maintenance.
10. Where a Major Defect has been identified, the inspector will give an opinion as to why it is a Major defect and specify its location.

LIMITATIONS

11. The Inspection and Report compares the inspected building with a building constructed to the generally accepted practice at the time and which has been maintained, so there has been no significant loss of strength and permanence.
12. The Inspector will conduct a non-invasive visual inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access (see Definitions below) is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the inspection. Those areas may be the subject of an additional inspection upon request following the provision of reasonable entry and access.
13. The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.

14. The inspector CANNOT see or inspect the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, and other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling timbers and make inspection of the area unsafe. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into
15. The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.
16. A Pre Purchase Building Inspection WILL NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS 4349.3-2010 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector. (Unless a timber pest inspection is booked in conjunction with the building inspection)
17. If Timber Pest Damage is found as part of a Pre Purchase Building Inspection then it will be reported. The inspector will only report on the damage, which is visible (Unless a timber pest inspection is booked in conjunction with the building inspection)
18. If Timber Pest activity and/or damage are found, within the structures or the grounds of the property, then damage may exist in concealed areas, e.g. framing timbers. In this case an invasive inspection is strongly recommended. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timber. You agree that neither we nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.
19. Nothing contained in the Report will imply that any inaccessible or partly inaccessible area(s) or section(s) of the property are not, or have not been, infested by termites or timber pests. Accordingly the Report will not guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor can it guarantee that future infestation of Timber Pests will not occur or be found
20. 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:
 - o Any Timber Pest activity or damage
 - o Timber repairs or other repairs
 - o Alterations or other problems to the property known to them
 - o Any other work carried out to the property including Timber Pest treatments
 - o 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.
21. The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007.
22. Where the property is a strata or similar title, only the interior and immediate exterior of the specified dwelling will be inspected by the inspector. The inspection will be as outlined in AS 4349.1-2007 Appendix B. Therefore it is advised that the client obtain an inspection of common areas prior to any decision to purchase.
23. The Inspection and Report WILL NOT report on any defects, which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.
24. 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.

25. 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.
26. The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue as a Residential Property.

ASBESTOS:

27. No inspection for asbestos will be carried out at the property and no report on the presence or absence of asbestos will be provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. If asbestos is noted as present within the property then you agree to seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal.

MOULD (MILDEW) AND NON-WOOD DECAY FUNGI DISCLAIMER:

28. No inspection or report will be made for Mould (Mildew) and non-wood decay fungi.

COMPLAINTS PROCEDURE:

29. In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify us as soon as possible of the dispute or claim by email or mail. You must allow us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.
30. If you are not satisfied with our response you must within twenty one (21) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of the mediator will be borne equally by both parties or as agreed as part of the mediated settlement.
31. Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the Arbitrator, will proceed in the following manner:
 - a. The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
 - b. The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.
32. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.
33. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

THIRD PARTY DISCLAIMER:

34. 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.

PROHIBITION ON THE PROVISION OR SALE OF THE REPORT:

35. 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.

RELEASE:

36. You release Us from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

INDEMNITY:

37. 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.

DEFINITIONS:

You should read and understand the following definitions of words used in this Agreement and the Report. This will help you understand what is involved in a property and building and Timber Pest inspections, the difficulties faced by the inspector and the contents of the report, which We will provide You following the Inspection.

Acceptance Criteria: The Building shall be compared with a building which was constructed at approximately the same time, using practices which were generally accepted as normal for that time and that the property has received maintenance to ensure that the intended strength and serviceability of the building have not significantly deteriorated over time.

Access hole (cover) means a hole in the structure allowing safe entry to an area. Accessible area is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Active means live timber pests were sighted during the inspection.

Building Element means a part of a building performing a particular function either singularly or in conjunction with other such parts.

Client means the person(s) or other legal entity for which the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf. (See also "You/Your" below)

Defect means a variation or fault in material or a component or assembled element that deviates from its intended appearance or function.

High moisture readings means a reading on a moisture meter that is higher than the norm for other parts of the structure. Such high reading should be investigated by invasive means as the presence could indicate a leak or may indicate timber pest activity and damage.

Inactive means that no active (see definition above) timber pests were detected but evidence such as workings, damage, mudding or exit holes are found at the time of the inspection.

NOTE: *Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.*

Inspector means the company, partnership or individual named below that you have requested to carry out a Building and/or Timber Pest Inspections and Report. (See also "Our/Us/We" below.)

Limitation means any factor that prevents full achievement of the purpose of the inspection.

Major defect means a defect of such significance that without correction would not avoid Safety Concerns, loss of the intended practical performance of the building element or an additional decline in the existing condition of the property inspected.

Minor defect means a defect, which is not a Major Defect.

Person, means any individual, company, partnership or association who is not a Client.

Property means the structures, gardens, trees, fences etc. up to thirty (30) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected. Unless You specifically order in writing that structures, gardens, trees and fences etc. outside the thirty (30) metres from the exterior walls of the main building be inspected no such inspection will be carried out.

Report means the document and any attachments issued to you by us following our inspection of the property.

Structural Inspection means the inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property. The Report will not include those items noted in Clause A3 of AS 4349.1-2007 e.g. Condition of roof coverings, partition walls, cabinetry, doors, trims, fencing, minor structures, ceiling linings, windows, non-structural & serviceability damp issues, rising damp, condensation etc.

Safe and Reasonable Access does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.

The Standard AS4349.1-2007 and AS 4349.3-2010 provides information concerning safe and reasonable access:

The inspector shall determine the extent of accessible areas at the time of inspection, based on the conditions encountered at the time of the inspection. The inspector shall also determine whether sufficient space is available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Only areas where reasonable and safe access was available were inspected. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

ROOF EXTERIOR – must be accessible by a 3.6M ladder placed at ground level. Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

SAFE ACCESS - Is at the inspector's discretion and will take into account conditions existing on the property at the time of the inspection.

Termites means subterranean and dampwood termites (white ants) and does not include Dry wood termites.

Our/Us/We means the company, partnership or individual named below that you have requested to carry out the property inspection and report.

You/Your means the party identified on the face page of this agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

Note: Additional inspection requirements requested by you may incur additional expense in regard to the cost of the inspection.