



Inspectors Name: Luke Blackwood

Client Name: John Citizen

Address of Inspected Property: 1 House Street Template

Date of Inspection: 10-12-2015

Details of Agent: John Smith Estate Agent

Conditions: Sunny 20 Degrees

Description and ID Booking: Buyer Report.

DEFINITIONS

- **MAJOR STRUCTURAL DEFECT:** A defect of sufficient magnitude where repair works must be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
- **REPAIR RECOMMENDED:** A suggestion that the repair of the defect be carried out by a licenced person, trades person or a person of ability, halting further deterioration to the property.
- **GENERAL ADVICE ON ITEM:** The Inspector may choose to comment on the subject area, where it doesn't fall into the above categories.
- **UNABLE TO INSPECT DUE TO ACCESS:** An area of the site where there is insufficient, unsafe or unreasonable access.
- **CONDITION VISUALLY FINE:** When the Inspector has viewed the subject area and sees no major structural defect, no minor defect and there is no repair recommended.
- **N/A:** When the subject field doesn't make up any part of the inspected property.



TERMS AND CONDITIONS

1. Inspector Hawkeye has prepared this report in accordance with the guidelines of Australian Standard 4349.1 – 2007 (Standard) which covers the minimum requirements for the visual inspection of residential buildings and based on the inspection of the property named (Inspected Property) in the administrative cover letter by the inspector named (Inspector) in the administrative cover letter.
2. The Report is prepared for the sole and exclusive use of the person, persons or body named (Client) in the administrative cover letter and cannot be used or acted upon by any other party without the express permission of Inspector Hawkeye.
3. The Client, having been provided with the opportunity to read these Terms and Conditions following the making of a booking for a property inspection, accepts these Terms and Conditions. The Client acknowledges that these Terms and Conditions are also available via the website: www.inspectorhawkeye.com.au and can change without notice. These Terms and Conditions take precedence over any oral or written representations made by Inspector Hawkeye or the Inspector, to the extent of any inconsistency.
4. The Report is based on the condition of the Inspected Property at the date and time of inspection. While the Report is prepared with due care and diligence, the Report is based upon the prevailing conditions and the safe and reasonable access of the Inspector to the Inspected Property as outlined in the Standard.
5. The Report must be read carefully and in its entirety to gain a complete understanding of the findings of the inspection of the Inspected Property. It will help you understand the limitations faced by an inspector and why it is not possible to guarantee that a property is completely free of defects.
6. The Report is not a certificate of compliance for the Inspected Property within the requirements of any Act, regulation, ordinance or local law or by-law. The Report does not cover enquiries of councils or other authorities.
7. The Report is subjective assessment of the Inspected Property and therefore outlines the opinion of the Inspector on the general condition of the Inspected Property at the date and time of the inspection in relation to major defects and a general impression of minor defects and safety hazards. The Report provides no guarantee and is not a warranty against problems developing with the Inspected Property in the future.
8. The Report does not include identification of unauthorised building work or of work not compliant with building regulations. An estimate of the costs of rectification of defects is not required in accordance with the Standard.
9. The inspection is undertaken, and the Report prepared, by the Inspector on the assumption that the existing use of the Inspected Property will continue. As such, the Inspector will not assess the fitness of the Inspected Property for any other intended purpose. We advise you to verify any proposed change in use of the Inspected Property with the relevant authorities.
10. This Report is based on a visual assessment of the Inspected Property together with relevant features of the Inspected Property within 30m of the building and within the boundaries of the site, the prevailing structural, soil and weather conditions at the date and time of the inspection and the Inspector having safe and reasonable access to all areas. Where the Inspected Property is a unit or apartment, associated areas may include common areas pertinent and immediately adjacent to the Inspected Property, or as specifically instructed by the Client. Areas not inspected are noted in the Report.

The Standard provides that “safe and reasonable access” shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. An inspector shall only inspect areas where safe, unobstructed access is provided and where the minimum clearances are available or, where these clearances are not available, areas within the inspector’s unobstructed line of sight and close enough to enable reasonable appraisal. Minimum clearances are defined as at least 600mm vertical and horizontal clearance for roof space and sub floor area access. The interior and exterior roof must be accessible from a 3.6 metre high ladder for reasonable access to be available. Reasonable access does not include removing screws and bolts to access covers. Nor does reasonable access include cutting or making access traps, or moving furniture or stored goods.



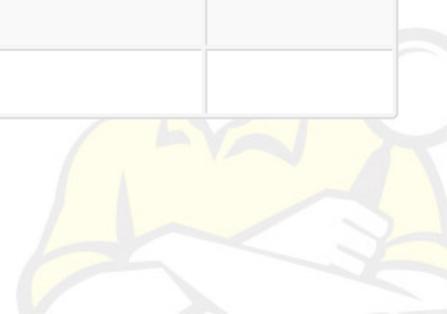
11. This Report is not a rigorous assessment of all building elements and does not cover all maintenance items. This Report also does not cover defects in inaccessible areas, defects that are not reasonably visible, defects that may only be apparent in certain weather conditions or defects that have not yet arisen due to prolonged periods of wet or dry weather or other subsequent events.
12. As the Report only covers the visual aspects of the Inspected Property, it does not cover any part of the building located beneath the ground surface
13. The Inspector can only make comment with regard to the general, visible condition of electrical wiring and plumbing. We suggest that a licensed tradesperson be contacted for a separate report.
14. The Inspected Property 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.
15. The Report does not identify the presence of pests, or any damage caused by pests (eg. termites, borers, etc.). We suggest that a professional pest inspector be contacted for a separate report.
16. No assessment or identification is made of asbestos or asbestos related products, toxic mould or other harmful substances. Asbestos dust is a hazardous material and should not be disturbed. It is vital that asbestos is not sawn, sanded, drilled or water blasted, etc. For more information about the handling and disposing of asbestos contact your local council.
17. Our inspection does not assess the operation of appliances, alarms, security and communication systems, smoke detectors, heating and cooling systems, blinds (internal and external), soft furnishings, telephones, spa and pool equipment, building automation, electrically operated doors, plant and equipment. Any item not specifically noted in this Report is excluded from the inspection of the Inspected Property. We suggest that a licensed tradesperson be contacted for a separate report in respect of gas or electrical appliance and fittings.
18. No item of furniture or fixtures will be removed, moved or modified during the inspection and items and conditions covered by such furnishings and fixtures are not inspected or considered. Nor do we assess the condition of conspicuous, non-structural items such as carpets, vinyl floor coverings etc.
19. Any maintenance and general advice items are intended as a helpful guide. The Report is not necessarily an exhaustive list of all maintenance and advice items.
20. You should address legal and conveyancing matters such as title and ownership to your solicitor or legal representative. Compliance issues in relation to the positioning of services, privacy, vehicle access, the siting of the buildings, zoning, permit or town planning issues or other legal matters should be directed to the relevant authority or to a solicitor or legal representative.
21. Unless otherwise notified Inspector Hawkeye Pty Ltd will make vendor purchased reports available to prospective buyers. Please advise within 72 hours of receipt of this report if as a vendor you do not wish this report be made available to prospective purchasers of the property.





External of House

	N/A	Condition Visually Fine	Unable To Inspect Due To Access	General Advice on Item	Repair Recommended	Major Structural Defect
Wall Types				●		
Windows				●		
Doors				●		
Fascia		●				
Eaves		●				
Flashings		●				
Roof		●				
Skylights					●	
Vents		●				
Valleys		●				
Down Pipes		●				
Pointing					●	
Gutters		●				
Chimney		●				
Flumes		●				
Sub Floor Ventilation			●			
Deck					●	
Pergola					●	
Roof Space			●			
Stumps			●			
Retaining Walls		●				
Garage / Car Port	●					



Recommendations

Wall Types - General Advice on Item

There are numerous spots of wet rot across the timber weatherboards. The defected areas will continue to deteriorate if they are not repaired.

Windows - General Advice on Item

The recently extended rear of the house has a number of timber windows which have areas of wet rot in the base of the sill and to the bottom of the sash.

Doors - General Advice on Item

The two French doors on the northern side of the rear extension have been badly effected by weather and there are some small areas of wet rot at the base of the doors.

Skylights - Repair Recommended

The skylight in the centre of the house is in bad condition. A metal angle which is designed to seal the join has dislodged and requires repair.

Pointing - Repair Recommended

The pointing mortar to the tiled roof is dry and brittle and has dislodged in a number of areas. It's recommend to contract a tiler to re-point the roof within the next five years.

Deck - Repair Recommended

The timber deck at the rear of the property has been badly effected by the weather and has numerous nail heads exposed. It's recommended to demolish and rebuild.

Pergola - Repair Recommended

The timber pergola to the northern side of the house is extremely weathered and needs to be demolished.





Bathroom/Ensuite

	N/A	Condition Visually Fine	Unable To Inspect Due To Access	General Advice on Item	Repair Recommended	Major Structural Defect
Shower Recess		●				
Bath		●				
Tiles; Floor		●				
Tiles; Wall		●				
Mixer Taps		●				
Breech Combo	●					
Bath Outlet		●				
Shower Screen		●				
Cabinets		●				
Mirrors		●				
Exhaust Fan		●				
IXL Tastic				●		
Sealants				●		
Basins		●				
Shower Rose		●				
Windows		●				
Doors					●	
Toilet		●				
Toilet Roll Holder		●				
Towel Rail				●		



Recommendations

IXL Tastic - General Advice on Item

The IXLTastic has a heat globe which no longer works and needs to be replaced.

Sealants - General Advice on Item

The silicone caulk to the base of the shower screen in the ensuite has mould and fungus covering the sealant. It's recommended to have it removed and a new bead of waterproof silicone placed at this join.

Doors - Repair Recommended

The privacy lock to the powder room door doesn't function and needs to be repaired.

Towel Rail - General Advice on Item

The towel rail in the main bathroom is loose and needs to be tightened to the wall.





Kitchen

	N/A	Condition Visually Fine	Unable To Inspect Due To Access	General Advice on Item	Repair Recommended	Major Structural Defect
Floor				●		
Walls				●		
Ceiling		●				
Ground Cabinets				●		
Overhead Cabinets		●				
Benchtops		●				
Drawers		●				
Sink		●				
Sink Mixer		●				
Oven		●				
Range Hood		●				
Dishwasher				●		
Sealants		●				
Windows		●				
Doors	●					
Tile or Glass		●				



Recommendations

Floor - General Advice on Item

The original Baltic timber floor runs out of level through the centre of the kitchen.

Walls - General Advice on Item

There are some small cracks across the top of the plaster wall beside the rangehood.

Ground Cabinets - General Advice on Item

The laminated kicker which the ground cabinets sit on have been damaged by water. The water has swollen and disfigured the face of the kicker boards.

Dishwasher - General Advice on Item

The casing and the face of the dishwasher has been damaged and is currently being held together with tape.





Hallways/Living/Rumpus

	N/A	Condition Visually Fine	Unable To Inspect Due To Access	General Advice on Item	Repair Recommended	Major Structural Defect
Floor				●		
Walls				●		
Ceiling				●		
Doors				●		
Windows		●				
Fireplace	●					
Heater		●				
Stairs	●					
Balustrade	●					



Recommendations

Floors - General Advice on Item

There is a water stain on the floor and to the cabinetry in the living room beside the kitchen. The floor was wet, and I was unable to detect the source of the water. It appears it is not a recent issue.

Walls - General Advice on Item

There are some small cracks through the plaster walls at the entry of the house. These are a common defect for a house of this age.

Ceiling - General Advice on Item

There is evidence of water egress on the ceiling and cornice above the door leading to the deck. The damaged area is dry. The water egress is a result of a badly designed roof directly above this area.

Doors - General Advice on Item

At the rear of the house the French doors leading to the deck from the sitting room have small areas of wet rot. The fixings to the chrome door handle have rusted through resulting in the door handle not working.





Laundry

	N/A	Condition Visually Fine	Unable To Inspect Due To Access	General Advice on Item	Repair Recommended	Major Structural Defect
Floor		●				
Walls		●				
Ceiling				●		
Tile		●				
Trough/Sink		●				
Taps		●				
Windows		●				
Exhaust Fans	●					
Ventilation		●				



Recommendations

Ceiling - General Advice on Item

There are some small cracks across the plaster ceiling.





Bedrooms

	N/A	Condition Visually Fine	Unable To Inspect Due To Access	General Advice on Item	Repair Recommended	Major Structural Defect
Floor		●				
Walls		●				
Ceiling		●				
Robes				●		
Windows				●		
Doors				●		

Recommendations

Robes - General Advice on Item

The front bedroom black mirrored built in robe has raw plaster and timbers exposed behind the doors. It has been poorly constructed.

Windows - General Advice on Item

The two windows in the master bedroom at the rear of the house have small areas of wet rot at the base of the sash windows.

Doors - General Advice on Item

The French doors from the master bedroom leading to the deck have small areas of wet rot at the base.





Summary

The single storey weatherboard 1920's Californian bungalow is a common design in the suburb of Carnegie. The house appears to have received two renovations at the rear of the property. Externally the most recent extension to the side and rear is of a poor design. The weatherboards, windows and timber doors have been badly weathered and carry numerous defects. The poor design has contributed to the water egress defect to the plaster ceiling in the living room. The house has no evidence of any structural defects, however there is evidence of water egress.





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