



Inspectors Name: Luke Blackwood

Client Name: Ms Sample

Address of Inspected Property: 123 Sample Avenue, Sampletown

Date of Inspection: 01-01-1970

Details of Agent: Real Estate Agent

Conditions: Cloudy 13 Degrees - 2.00pm

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.



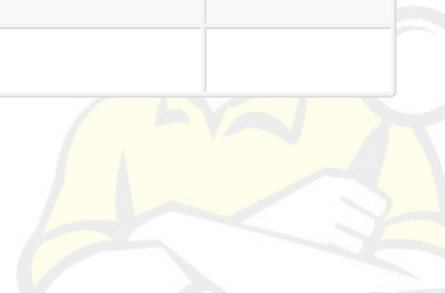
11. This Report is not a rigorous assessment of all building elements and does not cover all maintenance items. This Report also does not cover defects in inaccessible areas, defects that are not reasonably visible, defects that may only be apparent in certain weather conditions or defects that have 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		●				
Flue		●				
Sub Floor Ventilation		●				
Deck		●				
Pergola	●					
Roof Space			●			
Stumps		●				
Retaining Walls	●					
Garage / Car Port				●		



Recommendations

Wall Types - General Advice on Item

A historical crack was located on the masonry wall behind the kitchen. It has been poorly patched, the defect is not structural more a visual issue. The sub-ground cellar and storage area is uninhabitable with the floors being wet. There was no identifiable rising damp on the blue stone walls.

Flashings - General Advice on Item

The design and construction of the flat metal roof over the laundry and garage is flawed and as a result the metal flashings can not prevent water ingressing the ceiling space. After settlement it is advised to contract a licensed roof plumber to design and fix a solution to better seal this roof.

Roof - General Advice on Item

The slate tiled roof is in good condition for a roof of this age.

Down Pipes - General Advice on Item

The down pipe at the corner of the balcony at the front of the house is not connected to a sub-ground storm water pipe.

Gutters - General Advice on Item

A licensed plumber is required to seal the small rusted section of the gutter to prevent the gutter dripping when full. (Minor)

Garage / Car Port - General Advice on Item

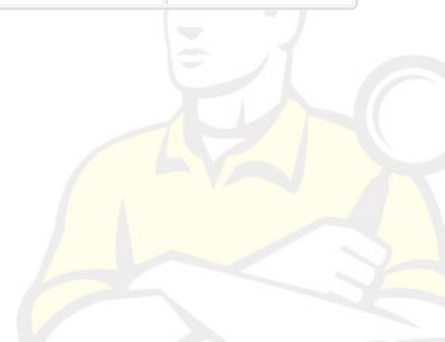
Water staining to the corner of the plaster ceiling a direct result of the defective metal flashing to the roof.





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	●					
Breach Combo		●				
Bath Outlet		●				
Shower Screen					●	
Cabinets		●				
Mirrors		●				
Exhaust Fan					●	
IXL Tastic		●				
Sealants		●				
Basins		●				
Shower Rose				●		
Windows		●				
Doors				●		
Toilet		●				
Toilet Roll Holder		●				
Towel Rail		●				



Recommendations

Shower Screen - Repair Recommended

The shower screen catches on the shower base making it very difficult to open and close. A new seal strip is required.

Exhaust Fan - Repair Recommended

The exhaust fan makes a loud noise when in operation

Shower Rose - General Advice on Item

Moderate water pressure is being delivered to the shower rose and taps throughout the house

Doors - General Advice on Item

The door does not latch shut.





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	●					
Splashback		●				



Recommendations

Ground Cabinets - General Advice on Item

Sealant is required at the joint of the base cabinet and floor to prevent moisture accessing the cavity.

Sink - General Advice on Item

The mixer tap associated with the sink requires further tightening to the stone bench top.

Range Hood - General Advice on Item

The range hood is operational, however this design is one that simply circulates the fumes as it is not connected to a flue to remove them.





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

Walls - General Advice on Item

We located some minor cracking located along the wall and cornice joint. A patch and paint will remove this minor defect.

Ceiling - General Advice on Item

After settlement it is advised to contract a licensed electrician to install new smoke detectors and position them reflective of the current code. The detectors currently installed in the property appear to be beyond their working age.





Laundry

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



Recommendations

Ceiling - Repair Recommended

There are sections of the ceiling and cornice that have been damaged by water and this has stained the ceiling. As mentioned previously within this report repair work is required to the roof prior to rectifying the ceiling and cornice damage.

Exhaust Fans - General Advice on Item

it is recommended to install an exhaust fan in the laundry if a dryer is to be used in this room. A build up of moisture can lead to excess moisture, mould blooms and paint damage.





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

Windows - General Advice on Item

The timber sash windows in bedroom three and four have been painted shut. This is commonly found on properties of this age.

Doors - General Advice on Item

The master bedroom door rubs on the frame and does not latch shut.





Summary

The solid brick period featured house is of a unique design for a property located in the suburb of Sampletown

The house which founds on a suspended timber floor is covered with a slate tiled roof.

The house presents evidence that it was constructed in the 1900's and remains in original condition externally but has been renovated throughout internally.

The property has been maintained to a high standard and as a result only low level defects were identified during the inspection.

The house shows no evidence of any major structural defects however there is evidence of water ingress through the laundry and garage as previously mentioned within this report.





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