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0478127557

Pre-Purchase Building Inspection Report

Address: 221 Baker Street, Morphett Wile, SA, 5162

Date/time of inspection: 25th of September 2021 10.00 am – 1.00 pm

Report number: 12/9/21

Client's representative: Joe Doe



This report is the exclusive property of the home inspection company and our client. Wisefix PTY LTD is not responsible for misinterpretations by 3rd parties. The report is not transferable. The inspection was performed in accordance with Australian Standard AS 4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings.

This Report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein. The Report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative.
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WHAT REALLY MATTERS IN A PRE-PURCHASE BUILDING INSPECTION

The process of buying a property can be very stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This includes a written report, photographs, some tests, and what the Consultant advises during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. A pre-purchase building inspection, can sometimes be a deal breaker, or a tool to negotiate a better price, especially in a cooling real estate market.

What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about and probably will not change the buyer's attitude towards the property. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or building and contents insurance. Structural damage caused by extreme soil movements for example.
4. Safety hazards. Such as a heavily rotten carport post.

Anything in these categories **should be corrected**. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect, even a brand new one.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

PRE-PURCHASE BUILDING INSPECTION REPORT

Client full name: Joe Doe **Client phone number:** 0478127557

Client email address: salefixplus@gmail.com **Date of inspection:** 25/09/21

Address of property: 221 Baker Street, Morphett Wile, SA, 5162

Time of inspection: 10.00 am – 1.00 pm **Inspection duration:** 3 hr.

PLEASE READ: This Report must be read subject to the Terms and Conditions.

TERMS AND CONDITIONS

OUR SERVICE

As requested, and agreed with the Client, the service is a “Pre-Purchase Building Inspection Report”.

PURPOSE OF INSPECTION - The purpose of this inspection is to provide general advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION - This Report only covers or deals with any VISUAL evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard distinguishable at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a VISUAL examination of surfaces (excluding furniture and stored items), and carrying out some physical Tests.

ACCEPTANCE CRITERIA - The building is compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained, so that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions and instructions”, the Report assumes that the existing use of the building will continue. This report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render or paint; and
- b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

SPECIAL CONDITIONS AND INSTRUCTIONS yes

Details: The Client asked the Consultant to pay specific attention to the attic that was added to the property in 2018.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and Report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
2. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
3. The inspection only covers the Readily Accessible Areas of the property. The inspection does not include areas, which are inaccessible, not readily accessible, obstructed or not safe at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, paint and render, fixtures, fittings, furniture, clothes, stored articles/ materials, thermal insulation, sarking, pipe or duct work, debris left over during construction or renovation period, vegetation, pavements, concrete or soil.
4. Australian Standard AS4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings recognises that a property inspection Report is not a warranty against problems developing with the building in the future.
5. This Report is produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.
6. In addition to a VISUAL inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out appropriate Tests when necessary.

This Report is valid for 7 business days after it was presented by Consultant to the Client, using electronic means of communication (e-mail). Client shall have no cause of action against Consultant after 7 calendar days upon receiving the Report using electronic means of communication (e-mail).

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

1. Individual Minor Defects;
2. Solving or providing costs for any rectification or repair work;
3. The structural design or adequacy of any element of construction;
4. Detection of wood destroying insects such as termites and wood borers;
5. The operation of fireplaces and chimneys;
6. Services including building, engineering (electronic), fire and smoke detection;
7. Lighting or energy efficiency;
8. Swimming pools and associated pool equipment, spa baths and spa equipment or the like;
9. Home appliances such as dishwashers, washing machines and dryers, insinkerators, ovens, stoves and ducted vacuum systems;
10. A review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
11. A review of environmental, health or biological risks such as toxic mould;
12. Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
13. Whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone.
14. In the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately licensed and qualified Consultant.

This Report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein. The Report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative.

DEFINITIONS

Client means the person or persons, for whom the Inspection Report is carried out or their Representative (i.e. the person or persons for whom the report is being obtained).

Consultant means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 Inspection of Buildings. Part 1: Pre- Purchase Inspections – Residential Buildings.

Building & Site means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

In the case of strata and company title properties: the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

"Structural Damage" means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement - major (full depth) cracking forming in Primary Elements resulting from differential movement (b) Deformation - an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness - the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage - structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers and termites.

"Structure" means the load bearing part of the building, comprising the Primary Elements.

"Primary Elements" means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, load bearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Major Defect" means defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Secondary Elements" means those parts of the building not providing load bearing capacity to the Structure, or those nonessential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and linoleum.

"Minor Defect" means defect other than a Major Defect.

"Serious Safety Hazard" means any item that may constitute an immediate or imminent risk to life, health or property.

Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" means where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests - additional attention to the VISUAL examination is given to those accessible areas which the Consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness is performed.

(b) Physical Tests - the following physical actions undertaken by the Consultant: opening and shutting of doors, windows and drawers; operation of taps; water testing of shower recesses; toilets flushing and the tapping of wall and floor tiles and wall plaster.

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person, property, or the Consultant, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Where these clearances are not available, the Consultant will inspect areas within the Consultant's unobstructed line of sight and within arm's length.

ACCESSIBILITY

Unless specified in writing, the inspection only covers the Readily Accessible Areas of the property.

The inspection does not include areas, which are inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, are not inspected and included - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior: The Consultant does not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

NOTE. In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection is limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report, which is adequately specified.

In case of Building Exterior, Roof Exterior and Site; The Consultant does not move or remove any obstructions such as wall cladding, awnings, trellis, soil, vegetation, bushes, foliage, stored materials, debris or rubbish, etc. Such items may be concealing defects, which may only be revealed when the items are moved or removed.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, various cables, sarking and pipe or duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm by 400 mm access manhole.

Subfloor Space Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. For further advice consult the person who carried out this report.

IMPORTANT NOTE:

Special attention should be given to the Scope, Limitations and Exclusions in this document.

Unless stated otherwise in this Report, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Australian Standard AS4349.1-2007 Inspection of Buildings. Part 1: Pre- Purchase Inspections – Residential Buildings recognises that Report is not a warranty against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem may require the monitoring of the building over a period of time.

Consideration should also be given to the inspection and assessment of:

- . any individual Minor Defect;
- . solving or providing costs for any rectification or repair work;
- . the structural design or adequacy of any element of construction;
- . the operation of fireplaces and chimneys;
- . any services including building, engineering (electronic), fire and smoke detection;
- . lighting or energy efficiency;
- . any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- . any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- . a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead-based paints;
- . a review of environmental or health or biological risks such as toxic mould.

This additional information or advice may be the subject of a special-purpose inspection report which is adequately specified and undertaken by an appropriately qualified inspector.

In addition, this inspection and the Report does not include the inspection and assessment of items or areas that do not fall within the Consultant's expertise. Accordingly, consideration should be given to other specialist inspections and services such as: hydraulics; geotechnics; or building, engineering (electronic), fire and smoke detection.

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably licensed and qualified person.

Also, in all parts of mainland Australia, termites are a known problem to timber in service. Therefore, it is recommended that a timber pest inspection and report be carried out in accordance with the Report System Australia handbook Timber Pest Detection Reports.

Where possible, the records of the appropriate local authority should be checked to determine or confirm:

Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;

The status of the property and services (e.g. compliance of the building with the provisions of any building ACT, code, regulation or by-laws); and whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

This inspection Report is produced for the use of the client. The building Consultant is not liable for any reliance placed on the Report by any third party.

In case you have any queries with this Report or require further information, please do not hesitate to contact the Consultant who carried out this inspection.

DETAILS OF THE INSPECTION AGREEMENT

**Pre-engagement visual inspection agreement signed: yes Date: 21/09/2022
Time: 9:50 pm**

Date of inspection: 25/09/2021 Time of inspection: 10.00 am – 1.00 pm

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser, buyers or sellers agents and their representatives and assistants, 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 in accordance with Appendix C AS4349.1-2007.

The Scope of the Inspection: The inspection inclusive a visual assessment of the property to identify major defects and to help form an opinion regarding the general overall condition of the property at the time of inspection. No estimates, quotes or explanations of the cost of fixing major or minor defects are not in the scope of the 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 at the level that there has been no significant loss of strength and serviceability.

SUMMARY OF FINDINGS

This Summary is not the full Report. The following Report **MUST** be read in full in conjunction with this Summary. If there is a discrepancy between the information provided 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 residence type is a double brick (old part), brick-veneer (new part) and was built approximately 52 years ago (old part) and 6 years (new part). The property appears to have been constructed to a reasonable standard for the period using workmanship and materials of a reasonable quality and has since been reasonably well maintained.

Serious safety hazards: A completely destroyed stairway that can't be used for to enter laundry door At the back of the property. Some chipped wood was observed in the interior roof space in several places.

Structural damage: Fascia board was observed rotten and some parts were missing. Downpipes are absent in 2 places under the gutters.

Major defects, non-structural:

Minor defects:

Following the inspection of surfaces in accessible areas of the property, the overall condition of the building compared to similar buildings of approximately same age and positioned in the same climate zone that have been reasonably maintained is considered: above average (new part).

However, due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions leading to structural damage is considered: average.

A further inspection is strongly recommended of those areas that were not accessible and of inaccessible or obstructed areas once access has been provided. This will include a separate visit to the site, permission from the owner of the property and additional cost.

In respect of any defect or significant item identified in this Report, a further detailed investigation by a competent person (a licensed plumber or electrician, or a structural engineer) is recommended to determine the cause, possible method and extent of any correction work required.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

1. GENERAL

1.1. General Description of the Property

Type of residential building: Stand alone, Torrents titled, brick-veneer residential property.

Number of storeys 1 Building age 1972, (attic added in 2018)

Smoke alarms (not tested) 1

Buildings location on the block: on the Southside of the block.

Block of land is 782 sq.m.

Site drainage: stormwater drainage system

Overall maintenance: average.

1.2. Available utilities:

Water: Public connection.

Sewer: Public sewer main.

Stormwater: Present.

Hot Water Unit: Electric hot water system

Electricity: grid connection, solar power (batteries included),

Other if applicable: Natural gas

1.3 Primary Method of Construction

Main Building:

Floor: wooden floor (old part), concrete slab (new part).

Walls: solid brick (old part), plasterboard stud wall.

Roof: Colorbond steel on wooden rafters.

1.4 Occupancy: occupied.

1.5 Orientation. The façade of the building faces: South

For the purpose of this report the facade of the building has the main entrance door.

1.6 Weather

Weather conditions at the time of inspection: Sunny with a few clouds.

2. ACCESSIBILITY

2.1 Readily Accessible Areas Inspected:

Building Interior yes Building Exterior yes Roof Exterior yes (too slippery to walk on) Interior Roof space

NO The site including fences (in case fences are less than 30 meters from the main building) yes Shed N/A Carport (stand alone) Garage

Other Swimming pool (should be inspected by a licensed pool Consultant).

2.2. Areas not inspected:

This inspection doesn't include areas that are not readily accessible, inaccessible or obstructed at the time of inspection. See also (Limitation N3 in Terms and Conditions).

Areas that were **NOT** inspected:

Interior Roof space: **some of it was inaccessible. The manhole was smaller, than allowed to be used by Australian Standard 4349.1-2007 to safely inspect the Interior roof space.**



2.2.1 Strata, Community or Company Title Properties: **N/A**

2.2.2 Obstructions

Were there any obstructions that may conceal possible defects? Yes
Furniture Stored Items Man hole (small)
Insulation Joinery/cabinetry Fixed items (robes, pantry, storage)

2.2.3 Inaccessible Areas

Are there any standard and normal accessible areas that did not permit entry? No

Photo:



2.3. Undetected Structural Damage Risk Assessment

Due to level of accessibility for inspection including some obstructions or places that aren't safe to inspect, the overall degree of risk of Undetected Structural Damage and Conditions leading to Structural Damage is considered: average.

NOTE: Where the risk is considered "Moderate" or "High", a further inspection is strongly recommended of areas that were not accessible, once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, doors opened, stored items foliage and insulation lifted. In some instances, it may also require the removal of ceiling and wall linings, and the cutting open of traps and access holes. For further advice consult the Consultant who prepared this Report.

3. SIGNIFICANT ITEMS

The following items were reported on in accordance with the Scope of Inspection.

3.1 Structural Damage

Is there any evidence of any significant impairment to the integrity of the whole or part of the building structure observed, or revealed and/or confirmed after some physical tests were performed. **Yes**

Details: At the time of inspection one rafter was out of place inside roof interior. A correction is required by a licensed roofer or carpenter.

Colorbond roof at the time of inspection had some rusty screws and poor workmanship on verandah roof. A correction is required by a licensed roofer or carpenter.

Photos:





3.1.1. Deformation yes

Details: At the time of inspection some deformation of a fascia board in several places around the property was visible. It's a major defect in need of correction by a licensed roofer or carpenter. At the time of inspection a representative number of windows were checked. Some of them in Bedroom 1 and Bedroom 3 were not opening at all, because wood in them became deformed. It is a major defect a correction is needed by a licensed carpenter.

Photos:



3.1.2. Dampness yes

Details: Water staining was observed to the ceiling plaster in the home. Water staining is indicative of moisture ingress into the area. This should be repaired as soon as possible as excessive moisture can cause conditions conducive to timber pest activity as well as leading to the deterioration of internal elements. An investigation (by a competent person e.g. a licensed roof plumber) is recommended ASAP to determine the method and extent of any remedial required and associated costs.

Photos:



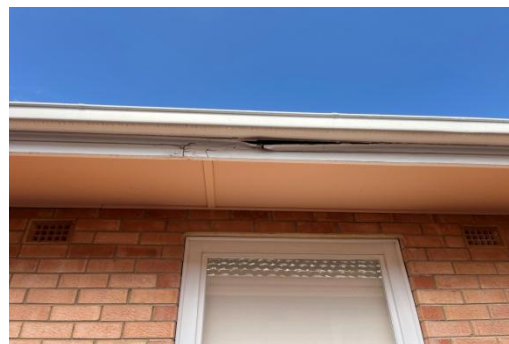
3.2. Conditions Conducive to Structural Damage

Is evidence of building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage observed, or revealed and/or confirmed under test conditions?

Defective pipes and plumbing / Defective roof plumbing & flashings: yes

Details: Complete wood decay was observed at the time of inspection in the shed that was present at the property. A correction by a licensed carpenter is needed. At the time of inspection rotten wooden fascia was observed in several places around the property.

Photos:



3.2.1. Defective or bridged damp-proof course: No X
Details:

Photos:



3.2.2. Corrosion yes

Details: There was some corrosion observed to framework that requires cleaning up and painting to prevent further deterioration. These structural components need to be assessed once they've been cleaned up as to their serviceability. An investigation (by a competent person e.g. a steel fabricator) is recommended to determine the method and extent of any remedial work required and associated costs.

Photos:



3.2.3. Lack of adequate subfloor ventilation: yes

Details At the time of inspection it was noted that all ventilation in the (old part of the house) were rendered over, that left double brick walls and crawlspace under wooden floor without any ventilation. This considered a major defect, a correction is needed by a licensed ventilation specialist.

Photos:



3.2.4 Low-quality building work yes

Details: At the time of inspection a poor workmanship was noted around the property (render with holes on the exterior wall). This is considered as a minor defect, correction is needed by a licensed plasterer.

Photos:





3.2.5 The presence of bad smells and odours in bathrooms and enclosed areas (pantry, wardrobes, closets, laundry etc.) yes

Details: Some bad smells were detected at the time of inspection (in the old part) of the property. Mainly in the pantry, wardrobe closet, second bathroom, parts of the kitchen. Smells were coming through, cracks in render and plasterboard partitions. It was recommended that ventilation for the enclosed space in double brick walls and underfloor crawlspace should be arranged by a licensed ventilation contractor.

Photos:



3.3 Secondary Elements and Finishing Elements (Major defects)

Is there evidence of any Major Defect (a defect of significant magnitude where rectification needs to be carried out as fast as possible in order to avoid unsafe conditions, further deterioration or loss of utility of the property) in the condition of the non-structural elements of construction observed, or revealed, or confirmed under physical tests performed? yes

Details: 1. Fascia board was heavily rotten and threatens to fall down in several at the time of inspection. 2. Shed: It was observed that a piece of wood that acts as a window sill is completely destroyed by moisture intrusion. At the time of inspection the shed window had no support from that window sill. It could fall at anytime. 3. One of the rafters was out of place at the roof pitch. A correction was recommended by a licensed roofer or carpenter.

Photos:

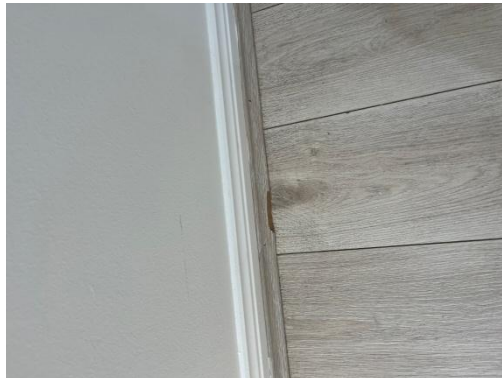




3.4 Minor Defects (minor defects observed during inspection) yes.

Defects 1. At the time of inspections some minor defects were observed on the floating floor in the main living room. A correction was recommended. 2. A shower drainage trap cover has lost its color due to corrosion in ensuite shower, it was recommended for that cap to be changed. 3. At the time of inspection some minor cracks were observed on the main driveway. 4. At the time of inspection 2 doors to bedroom 2 and bedroom 3 were missing door locks. 5. The toilet wasn't properly flushing at the time of inspection. The flushing mechanism wasn't functioning correctly. A correction was recommended by a plumbing contractor. 6. At the time of inspection some receptacles had cosmetic defects. 7.

Photos:



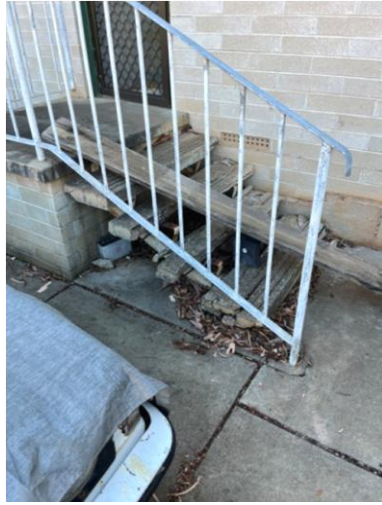


3.5 Serious Safety Hazards

Is there any evidence (based on Consultant's expertise) that can lead to an imminent Serious Safety Hazard noticed? Yes

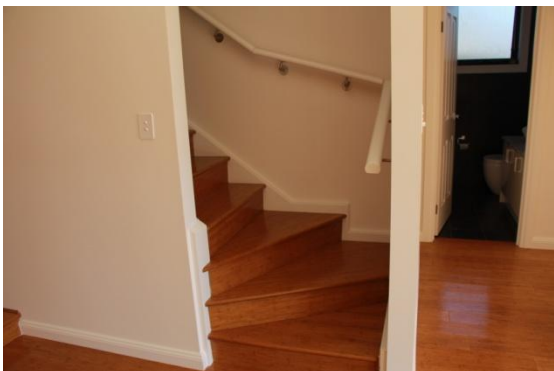
Details: 1. At the time of inspection a broken stairway was observed. It was a good example of concrete cancer. Concrete cancer is the common term used to describe number of factors which cause concrete construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall or break away. Treatment of concrete cancer can be expensive and the problem is likely to worsen over time, potentially leading to the development of major structural defects or safety hazards. A structural engineer should be appointed to provide estimates on the required works. 2. A few examples of poor workmanship and material defects were observed at the time of inspection in the roof cavity. This is a safety hazard and it might lead to a partial roof collapse. A correction by a licensed roofer or a carpenter is required ASAP to address the issue.

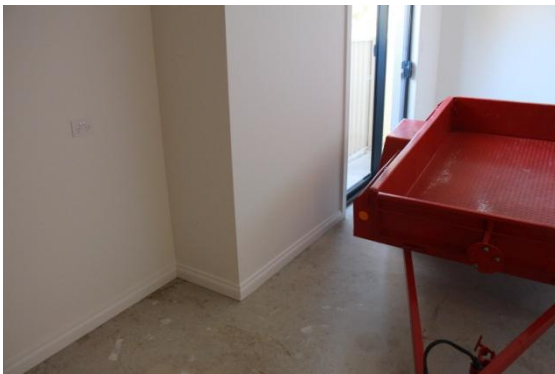
Photos:



3.6 General Inspection Photos

Internal Photos





External Photos



4. CONCLUSION

In the opinion of this Consultant:

Name of Consultant: Wisefix PTY LTD.

The incidence of Structural Damage in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: average.

The incidence of Conditions Conducive to Structural Damage in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: high.

The incidence of Major Defects in Secondary Elements and Finishing Elements in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: average.

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: average.

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: average.

5. ADDITIONAL COMMENTS

6. CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Consultant in accordance with the level of service requested by the Client and the Terms and Conditions of this Report.

Company name: Wisefix PTY LTD

Name of Consultant: Wisefix PTY LTD

Phone number of Consultant: +61478127557

Email of consultant: wisefixplus@gmail.com



Signature of Consultant Signatory:

Wisefix PTY LTD Director (Vasily Voronin):