

Graphic Property Reports Pty Ltd

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PRE-PURCHASE PROPERTY REPORT

Report number:

Inspection date:

Inspection time:

Property address:

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

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Definitions to help you better understand this report:

“Acceptable Condition” Is used repetitively throughout this report to let you know that all these areas were inspected.

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Inspector” 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’. The inspector must also meet any Government licensing requirement, where applicable.

“Building & Site” 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.

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

“Readily Accessible Areas” means Accessible Areas which can be easily and safely inspected without injury to person or property, 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 safe and reasonable access is available, providing the spaces or areas permit entry.

“Building Element” The portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing 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.

“Structural Damage” 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 between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (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.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” 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 lino.

“Major Defect” A 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. Australian Standard AS4349.1-2007 *Inspection of Buildings, Part 1: Pre-Purchase Inspections – Residential Buildings*, Table 3.3, specifies types of defects as:

- (A) *Damage* – The fabric of the element has ruptured or is otherwise broken.
- (B) *Distortion, Warping, Twisting* – An element or elements has been distorted or moved from the intended location.
- (C) *Water Penetration Damp Related* - Moisture is present in unintended or unexpected locations.
- (D) *Material Deterioration (rusting, rotting, corrosion, decay)* – An element of component is subject to deterioration of material or materials.
- (E) *Operational* – An element or component does not operate as intended.
- (F) *Installations (including omissions)* – The element or compound is subject to improper or ineffective installation, inappropriate use, or missing components.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” 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” Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the inspector’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 was performed.
- (b) *Physical Tests* means the following physical actions undertaken by the inspector: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Terms on which this report was prepared:

SERVICE As requested by the Client, the inspection carried out by the Inspector was a “Pre-Purchase Property Report”.

PURPOSE OF INSPECTION The purpose of this inspection is to provide 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 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 discernible 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 surface work (excluding furniture and stored items), and the carrying out of Tests.

ACCEPTANCE CRITERIA The building was 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.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

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 Inspector 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.

IMPORTANT INFORMATION REGARDING THE SCOPE AND LIMITATIONS OF THE INSPECTION AND THIS REPORT

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

- 1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

- 4) CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within twenty one (21) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

- 5) ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert."
- 6) MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
- 7) ESTIMATING DISCLAIMER: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.
- 8) CONDITIONS :- This standard property report is conditional upon or conditional in relation to –
- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
 - information provided by the person, the employees or agents of the person requesting the report;
 - the specific areas of 'expertise' of the consultant specified in the report;
 - apparent concealment of possible defects; or
 - any other factor limiting the preparation of the report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

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

EXCLUSIONS

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

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire or mechanical and the operation of smoke detectors;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) 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; ; and
- (xiv) 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 qualified inspector.

Special conditions or instructions:

There are no special conditions or instructions.

The parties:

Name of Client:

Name of Principal (if applicable):

n/a

Address of Client:

Client's email or telephone number:

Inspector's name: Graham Harding

Inspector's licence number
(if applicable): 15-004137-003

Company name: Graphic Property Reports Pty Ltd

Company email: info@propertyreports.net.au

Company telephone number: 4322 5400

Details of inspection agreement:

AGREEMENT NO:

DATE OF AGREEMENT:

TIME OF AGREEMENT:

CHANGES TO THE INSPECTION AGREEMENT: No - go to Special Limitations below.

Date the changed agreement was accepted:

Time the changed agreement was accepted:

The following list details the changes to the Inspection Agreement requested:

* If payment not received and recovery action is taken the person/s name in this report will incur all costs.*

Special limitations:

For identification of any 'Access Issues' see Section C "Accessibility".

Where there any limitations to the Inspection/Report apart from Access Issues noted in Section C "Accessibility"? No.

If "Yes", how do these limitations affect the Inspection/Report?

Provide any details of apparent concealment of defects:

Was any information provided to the Inspector that has a bearing on the Inspection and/or Report?
No.

If "Yes", by who and when was that information provided?

Section A :RESULTS OF INSPECTION – SUMMARY

This Summary is not the 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 is and was built approximately ago. The property appears to have been constructed to standard for the period using workmanship and materials of quality and has since been maintained.

In respect of significant items:

Evidence of conditions conducive to structural damage

Evidence of major defects in the non-structural elements of construction

Evidence of minor defects

Evidence of safety hazards

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 was considered:

See also "Conclusion".

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve 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 is strongly recommended to determine the cause, method and extent of any remedial work required, and associated costs.

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

For further information including advice on the implementation of a preventative maintenance program see Section "**Important Note**".

Section B :GENERAL

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.

General description of the property:

_____	_____
Residential building type:	.....
_____	_____
Number of storeys:	.....
_____	_____
Building age (approx):	.....
_____	_____
Renovations/Extensions:	.....
_____	_____
Smoke detectors:	.....
_____	_____
The dwelling is located:	.....
_____	_____
Gradient:	.....
_____	_____
Site drainage:	.....
_____	_____
Access:	.....
_____	_____
Main utility services:	.....
_____	_____
Occupancy status:	.....
_____	_____
Orientation (to establish the way the property was viewed):	.....
_____	_____

Overall standard of construction:	.....
-----	-----
Overall quality of workmanship and materials:	.....
-----	-----
Level of maintenance:	.....
-----	-----
Prevailing weather conditions at the time of inspection:	.....
-----	-----
Recent weather conditions at the property	.....
-----	-----

Primary method of construction:

Main building – Floor construction:	.....
Subfloor	.....
Floor Finishes:	.....
-----	-----
Main building – Wall construction:	.....
External Finishes:	.....
Internal Finishes:	.....
-----	-----
Main building – Roof construction:	.....

External:	.....
-----	-----

Condition of: Bedrooms

Ceiling	Condition
Walls	Condition
Floors	Condition
Windows	Condition
Doors	Condition
Built-Ins	Condition

Building Internal:

Condition

Living Areas

Ceiling	Condition
Walls	Condition
Floors	Condition
Windows	Condition
Doors	Condition
Built-ins	Condition

Condition

Kitchen

Bench top	Condition
Sinks/Taps	Condition
Splash back	Condition
Cupboards/Draws	Condition
Walls	Condition
Floors	Condition
Ceiling	Condition
Windows	Condition
Doors	Condition

Condition

Bathroom/Toilets

Shower/Screen	Condition
Toilet	Condition
Vanity/Bath	Condition
Walls	Condition
Floors	Condition
Ceiling	Condition
Windows	Condition
Doors	Condition

Condition

Ensuite/Toilets

Shower/Screen	Condition
Toilet	Condition
Vanity/Bath	Condition
Walls	Condition
Floors	Condition
Ceiling	Condition
Windows	Condition
Doors	Condition

Important Note: *This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects to structural timbers and/or flooring and water leaks which may be subject to whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak in normal everyday usage).*

Laundry

Laundry Tub	Condition
Walls/Ceilings/Floors	Condition
Windows/Doors	Condition

Garage

Ceilings/Walls/Floors	Condition
Windows/Doors	Condition

Building External:

Cladding	Condition
Windows	Condition
Doors	Condition
Balconies/Patios	Condition
Steps	Condition

Roof Exterior

Roof	Condition
Plumbing	Condition
Flashing	Condition
Fascia/Barge	Condition

Roof Void

Down lights

Insulation installed - Yes/No

Yes/No

Subfloor Area

Ventilation	Condition
Drainage	Condition
Piers & Foundation Walls	Condition

Site/Out Buildings

Outbuildings	Condition
Fencing	Type - Condition
Retaining	Type - Condition
Drainage	Condition
Concrete/Pavers	Condition

Incomplete Construction:

Yes/No

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Section C : ACCESSIBILITY

Area's inspected:

The inspection covered the Readily Accessible Areas of the property : **Building interior, Building exterior, Roof exterior, Roof space, Subfloor space, Site (including any timber structures).**

Area's not inspected:

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Inspector did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Strata or company title properties:

Not applicable.

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)?

No.

Was the inspection limited to assessing the interior and immediate exterior of a particular unit?

No.

NOTE. If the inspection was limited to assessing the interior of a particular unit, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of an Inspection of Common Areas Report which is adequately specified.

Obstructions:

The following obstructions may conceal defects:

Building Interior: Floor coverings, wall linings, fixed ceilings, furniture, stored articles.

Roof Space: Thermal insulation, Sarking, A/c ducting

Subfloor Space: Stored articles, Low areas

Site: vegetation

Inaccessible areas:

Yes/No

Structural timber pest damage

Yes/No

Important Note:

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 Systems Australia handbook Timber Pest Detection Reports.

Section D : SIGNIFICANT ITEMS

Conditions conducive to structural damage:

Evidence of noticeable building deficiencies or environmental factors that may contribute to the occurrence of structural damage:

Yes/No

Major defects in secondary and finishing elements:

Evidence of any major defect in the condition other non-structural elements of construction:

Yes/No

Minor defects:

The report describes the overall extent of any minor defects and imperfections:
There **are or are not** other Minor Defects (apart from those already listed throughout the report).
Normal ongoing property maintenance must be carried out.

Safety hazards:

Evidence of any item or matter (within the Inspector's expertise) that may constitute a present or imminent safety hazard:

Yes/No

Important Note:

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 qualified person.

Section E : CONCLUSION

In the opinion of this Inspector:

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 was considered: **Condition**

Section F : IMPORTANT NOTE

Australian Standard AS4349.1-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a standard property report is not a warranty or an insurance policy 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 Inspector who carried out this inspection for further advice.

Section G : Additional comments

The following additional comments are noted:

Section H : Annexures to this report

There are no annexures to this report.

Section I : Contact the inspector

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

If payment is not received and recovery action is required the person/s named in this report will incur all costs.

The Inspection and Report was carried out by: Graphic Property Reports Pty Ltd

Dated:

**IF RECTIFICATION WORK NEEDS TO BE CARRIED OUT, WE ARE AVAILABLE TO
PROVIDE FREE QUOTES ON ANY OR ALL WORKS.**