



BUILDING INSPECTION

123 Test Street, Sydney NSW 2000

11th December, 2023

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INSPECTION DETAILS

Inspection Weather	Clear 
Inspection Address	123 Test Street, Sydney NSW 2000
Inspection Date	11th December, 2023
Start Time	8:03 AM
Client Name	Test Client

INSPECTOR

Inspector Name	Test Inspector
Inspector Company	InspectEasy
Inspector Email	company@inspecteasy.com.au
Inspector Company Phone	0400 000 001

DEFECT SUMMARY

External Structures		
External Stairs	p. 8	Safety Hazard
External Buildings		
Roof Cladding		
Garage	p. 11	Minor Defect
Guttering		
Garage	p. 11	Minor Defect
Downpipes		
Garage	p. 11	Minor Defect
Roof Space		
Eaves	p. 0	Minor Defect
Sub Floor		
Floor Stumps	p. 13	Major Defect
Floor Framing	p. 14	Monitor
Ant Caps	p. 14	Major Defect
Pest - External Inspection		
Hot Water Overflow	p. 26	Major Defect
Air Conditioner Overflow	p. 26	Major Defect

BUILDING & STRUCTURES

Building Classification	
Classification of building	Residential
Type of Building	
Type of building inspected	House
Storeys	
How many storeys is the property	Single Storey
Site Orientation	
The direction the site falls from	West
Building Structure	
Materials used for building structure	Weatherboards, Timber Frame
External Finish	
External finish of the building	Weatherboard
Windows	
Window frame construction materials	Timber
Door Frames	
Door frame construction materials	Timber
Doors	
Door construction materials	Timber

Building & Pest Inspection

SITE SERVICES

Water Supply	
Property water supply	Town
Hot Water	
Type of hot water system	Gas
Hot Water Unit	
Location of hot water unit	External
	
Air Conditioner	
Type of air conditioner	Wall
Gas Supply	
Type of gas supply	Town
Sewerage Connection	
Type of sewerage connection	Town
Stormwater	
Type of stormwater drainage	Street
Power Connection	
Type of power connection	Overhead

Site Drainage

Quality of site drainage

Good



Stormwater Pits

Does the property have stormwater pits

No

Inspector Note:

Defect: Stormwater pits are not adequately capturing and directing runoff, leading to increased risk of flooding and property damage.

Response: Urgent remedial action is required to improve the functionality and performance of the stormwater pits to mitigate potential hazards.

Water Tanks

Water tank materials

Plastic

Building & Pest Inspection

EXTERNAL STRUCTURES

Dividing Fences	
Status at time of inspection	Reasonable Condition
Dividing fences construction materials	Timber, Steel

Gates	
Status at time of inspection	Reasonable Condition
Gates construction materials	Timber

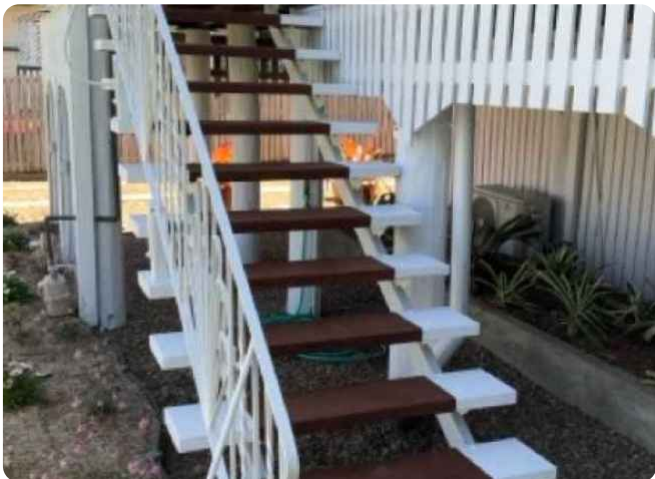


External Stairs	
Status at time of inspection	Safety Hazard
External stairs construction materials	Timber

Inspector Note:

Consideration should be given to upgrading handrails to comply with current buildings code standard (as a safety issue). Recommend seeking further advice from a licensed and practicing carpenter.

All accessible areas 1 meter off the ground requires hand railing and / or a barrier to comply with building codes. Rails are required to be 1 meter high with no more than 125 millimeters maximum spacing between membe



Balustrades

Status at time of inspection

Reasonable Condition

Retaining Walls

Status at time of inspection

Not Applicable

Driveways

Status at time of inspection

Reasonable Condition

Driveways construction materials

Concrete, Gravel



Paths

Status at time of inspection

Reasonable Condition

Paths construction materials

Concrete

EXTERNAL BUILDINGS

Garage						
Garage construction materials					Timber	
Inspector Note: There is a defect related to the presence of asbestos which is causing roof rust to block gutters.						
						
Deck						
Deck construction materials					Timber	
Inspector Note: The timber deck has suffered from decay and rot due to inadequate maintenance and exposure to moisture. It is structurally compromised and needs to be replaced or repaired to prevent injury.						
						
RC Reasonable Condition		NA Not Applicable		SH Safety Hazard		
MD-1 Minor Defect		MD-2 Major Defect		M Monitor		
	Garage	Carport	Front Veranda	Back Veranda	Side Veranda	Patio
Ceiling Damage	NA	RC	RC	RC	RC	RC

Support Beam Post	RC	RC	RC	RC	RC	RC
Roof Cladding	MD-1	RC	RC	RC	RC	RC
Guttering	MD-1	RC	RC	RC	RC	RC
Downpipes	MD-1	RC	RC	RC	RC	RC
Doors & Frames	RC	RC	RC	RC	RC	RC

RC Reasonable Condition	NA Not Applicable	SH Safety Hazard
MD-1 Minor Defect	MD-2 Major Defect	M Monitor

	Deck	Pergola	Balcony	Shed
Ceiling Damage	RC	RC	RC	RC
Support Beam Post	RC	RC	RC	RC
Roof Cladding	RC	RC	RC	RC
Guttering	RC	RC	RC	RC
Downpipes	RC	RC	RC	RC
Doors & Frames	RC	RC	RC	RC

ROOF SPACE

Accessibility

Was the roof space accessible at time of inspection

Limited Access

Inspector Note:

Roof Space has limited accessibility due to a narrow entrance, making it difficult to access and navigate for maintenance or utility purposes.

Roof Type

Type of roof

Pitched

Roof Frames

Roof frame construction

Timber

Roof Cladding

Status of roof cladding at time of inspection

Reasonable Condition

Roof cladding materials

Iron

Fascia

Status of fascia at time of inspection

Reasonable Condition

Roof Structure

Status of roof structure at time of inspection

Reasonable Condition

Downpipes

Status of downpipes at time of inspection

Reasonable Condition

Gable Ends

Status of gable ends at time of inspection

Reasonable Condition

Support Beams

Status of support beams at time of inspection

Reasonable Condition

Roof Insulation

Status of roof insulation at time of inspection

Reasonable Condition

Roof Sisalation

Status of roof sisalation at time of inspection

Reasonable Condition

Skylights

Status of skylights at time of inspection

Reasonable Condition

SUB FLOOR

Note: If applicable, all timber floors have movement which can cause the squeaking of floor boards. This can be addressed by re-screwing to the floor joists at a later stage when the floor coverings have been taken up.

Accessibility	
Floor space accessible at the time of inspection	Accessible
Wet Areas	
Wet areas construction materials	Timber
Ventilation	
Quality of ventilation	Good
Air Flow	
Quality of air flow	Good
Floor Vents	
Status of floor vents at time of inspection	Not Applicable
Ground Moisture	
Ground moisture rating at time of inspection	Low
Floor Structure	
Status of floor structure at time of inspection	Reasonable Condition
Floor structure construction materials	Timber
Floor Stumps	
Status of floor stumps at time of inspection	Major Defect
Floor structure construction materials	Timber
Inspector Note:	
There is evidence of fungal decay at ground level and termite damage.	
	

Floor Framing

Status of floor framing at time of inspection

Monitor

Floor structure construction materials

Timber

Inspector Note:

There is evidence of both moisture damage and termite damage in the affected areas.



Showing example of damage



Showing example of damage

Floor Moisture

Status of floor moisture at time of inspection

Reasonable Condition

Timber Flooring

Status of timber flooring at time of inspection

Reasonable Condition

Ant Caps

Status of ant caps at time of inspection

Major Defect

Inspector Note:

Defect statement: Ant capping rust is present on the structure.



Building & Pest Inspection

INTERNAL ROOMS

Occupancy Status	
The occupancy status at the time of inspection	Occupied
Wall Frames	
Wall frames construction materials	Timber
Wall & Ceiling Linings	
Wall linings construction materials	Timber
Joinery	
Joinery present in building	Kitchens, Cupboards
Entry	
	
Dining Room	
Inspector Note: There are general age defects present in the timber floor.	
	

Bedroom 1



Bedroom 2



RC Reasonable Condition

NA Not Applicable

SH Safety Hazard

MD-1 Minor Defect

MD-2 Major Defect

M Monitor

	Entry	Hallway	Dining Room	Lounge	Family	Combined Living & Dining
Floor Structure	RC	RC	RC	RC	RC	RC
Floor Movement	RC	RC	RC	RC	RC	RC
Floor Moisture	RC	RC	RC	RC	RC	RC
Floor Tiles	RC	RC	RC	RC	RC	RC
Wall Structure	RC	RC	RC	RC	RC	RC
Wall Movement	RC	RC	RC	RC	RC	RC
Wall Moisture	RC	RC	RC	RC	RC	RC
Wall Linings	RC	RC	RC	RC	RC	RC

Wall Damage	RC	RC	RC	RC	RC	RC
Wall Paint	RC	RC	RC	RC	RC	RC
Ceiling Moisture	RC	RC	RC	RC	RC	RC
Ceiling Damage	RC	RC	RC	RC	RC	RC
Door Frames	RC	RC	NA	RC	RC	RC
Doors	RC	RC	NA	RC	RC	RC
Door Latches	RC	RC	NA	RC	RC	RC
Windows/Frames	RC	RC	RC	RC	RC	RC

RC Reasonable Condition	NA Not Applicable	SH Safety Hazard
MD-1 Minor Defect	MD-2 Major Defect	M Monitor

	Games Room	Study	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
Floor Structure	RC	RC	RC	RC	RC	RC
Floor Movement	RC	RC	RC	RC	RC	RC
Floor Moisture	RC	RC	RC	RC	RC	RC
Floor Tiles	RC	RC	RC	RC	RC	RC
Wall Structure	RC	RC	RC	RC	RC	RC
Wall Movement	RC	RC	RC	RC	RC	RC
Wall Moisture	RC	RC	RC	RC	RC	RC
Wall Linings	RC	RC	RC	RC	RC	RC
Wall Damage	RC	RC	RC	RC	RC	RC
Wall Paint	RC	RC	RC	RC	RC	RC
Ceiling Moisture	RC	RC	RC	RC	RC	RC
Ceiling Damage	RC	RC	RC	RC	RC	RC
Door Frames	RC	RC	RC	RC	RC	RC
Doors	RC	RC	RC	RC	RC	RC
Door Latches	RC	RC	RC	RC	RC	RC
Windows/Frames	RC	RC	RC	RC	RC	RC

Building & Pest Inspection

KITCHEN/DINING

RC Reasonable Condition	NA Not Applicable	SH Safety Hazard
MD-1 Minor Defect	MD-2 Major Defect	M Monitor

	Kitchen
Floor Tiles	RC
Wall Movement	RC
Wall Moisture	RC
Wall Linings	RC
Wall Damage	RC
Wall Paint	RC
Wall Tiles	RC
Ceiling Linings	RC
Ceiling Damage	RC
Door Frames	RC
Door	RC
Windows/Frames	RC
Cupboards	RC
Benchtop	RC
Splashbacks	RC
Doors	RC
Pantry	RC
Drainage	RC
Taps/Spouts	RC
Sinks	RC

WET AREAS

RC

Reasonable Condition

NA

Not Applicable

SH

Safety Hazard

MD-1

Minor Defect

MD-2

Major Defect

M

Monitor

	Ensuite	Bathroom	Toilet	Laundry
Floor Moisture	RC	RC	RC	RC
Floor Tiles	RC	RC	RC	RC
Wall Structure	RC	RC	RC	RC
Wall Movement	RC	RC	RC	RC
Wall Moisture	RC	RC	RC	RC
Wall Linings	RC	RC	RC	RC
Wall Damage	RC	RC	RC	RC
Wall Cracks	RC	RC	RC	RC
Wall Paint	RC	RC	RC	RC
Wall Tiles	RC	RC	RC	RC
Wall Grout	RC	RC	RC	RC
Ceiling Moisture	RC	RC	RC	RC
Ceiling Linings	RC	RC	RC	RC
Ceiling Damage	RC	RC	RC	RC
Ceiling Cracks	RC	RC	RC	RC
Ceiling Sagging	RC	RC	RC	RC
Cornice Cracking	RC	RC	RC	RC
Ceiling Paint	RC	RC	RC	RC
Door Frames	RC	RC	RC	RC
Doors	RC	RC	RC	RC
Windows/Frames	RC	RC	RC	RC
Shower Base	RC	RC	RC	RC
Shower Moisture	RC	RC	RC	RC
Shower Screen	RC	RC	RC	RC
Bath/Spa	RC	RC	RC	RC
Vanity Unit	RC	RC	RC	RC

Laundry Trough	RC	RC	RC	RC
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SAMPLE

STRUCTURAL DEFECTS

Movement Cracks – External Brickwork, External Wall Linings, Internal Walls and Ceiling Linings, including Cornices

- Movement cracks come with the age of the building and it's structural integrity that can cause major, minor or hair line cracks throughout the building.
- Major cracks will be identified under this report and will need further investigation into the structural integrity of the building.
- Minor and hair line cracks come with the age of the building, they are of no real concern but can be repaired at some stage.

Timber Floors

All timber floors will have movement, it comes with the age of the building and can cause squeaking and movement in the timber floor and the frame work. This can be addressed at some stage by screwing the existing timber flooring down to the timber floor joists.

Windows

- All timber and aluminum windows will need ongoing maintenance.

Doors and Latches

- All doors will need ongoing maintenance due to the building moving over the years.

Note: A visual makeover can consist of repairs that have been carried out on the property to cover up defects.

Cracks In Brickwork	
Status of cracks in brickwork	Reasonable Condition
Gaps Around Windows	
Status of gaps around windows	Reasonable Condition
Internal Wall Linings	
Status of internal wall linings	Reasonable Condition
External Wall Linings	
Status of external wall linings	Reasonable Condition
Internal Wall Structure	
Status of internal wall structure	Reasonable Condition
External Wall Structure	
Status of external wall structure	Reasonable Condition
Dampness In Internal Walls	
Status of dampness in internal walls	Reasonable Condition
Dampness In External Walls	
Status of dampness in external walls	Reasonable Condition
Dampness In Floor	
Status of dampness in roof	Reasonable Condition

Dampness In Ceiling	
Status of dampness in ceiling	Reasonable Condition
Dampness In Roof	
Status of dampness in roof	Reasonable Condition
Internal Wall Movement	
Status of internal wall movement	Reasonable Condition
External Wall Movement	
Status of external wall movement	Reasonable Condition
Floor Structure	
Status of floor structure	Reasonable Condition
Floor Movement	
Status of floor movement	Reasonable Condition
Roof Structure	
Status of roof structure	Reasonable Condition
Internal Roof Movement	
Status of internal roof movement	Reasonable Condition
External Roof Movement	
Status of external roof structure	Reasonable Condition
Ceiling Structure	
Status of ceiling structure	Reasonable Condition
Ceiling Linings	
Status ceiling linings	Reasonable Condition
Ceiling Movement	
Status of ceiling movement	Reasonable Condition
Support Beams	
Status of support beams	Reasonable Condition
Posts	
Status of posts	Reasonable Condition
Internal Painting	
Status of internal painting	Reasonable Condition

External Painting

Status of external painting

Reasonable Condition

Internal Glass Replacement

Status of internal glass replacement

Reasonable Condition

External Glass Replacement

Status of external glass replacement

Reasonable Condition

Internal Stairs & Handrails

Status of internal stairs & handrails

Reasonable Condition

External Stairs & Handrails

Status of external stairs & handrails

Reasonable Condition

SAMPLE

PEST – INTERNAL INSPECTION

Visual timber pest inspection in accordance with: AS4349.3-2010

Note: All timbers laying on the ground should be removed from site to prevent termite attack.

If **furnished**, the inspection was limited due to personal items placed throughout the property at the time and date of the inspection.

As of the date of this pest report, there was no evidence of live termite activity in or around this property, unless termite activity has been documented within this report.

Accessibility

Accessibility of the area

Limited Access

Inspector Note:

The Pest - Internal Inspection revealed that there is a lack of accessibility for individuals with disabilities on the website, with missing alt text for images and insufficient color contrast, hindering their ability to fully access and comprehend the content.

Probing

Was probing conducted?

No

Wall Moisture

Was wall moisture detected?

No

Ceiling Moisture

Was ceiling moisture detected?

No

Floor Moisture

Was floor moisture detected?

No

RC

Reasonable Condition

NA

Not Applicable

SH

Safety Hazard

MD-1

Minor Defect

MD-2

Major Defect

M

Monitor

	Termites	Borers	Fungi
Window Frames	RC	RC	RC
Door Frames	RC	RC	RC
Walls & Linings	RC	RC	RC
Skirtings	RC	RC	RC
Architraves	RC	RC	RC
Built-In Joinery	RC	RC	RC
Kitchen	RC	RC	RC
Built-In Robes	RC	RC	RC
Shower Recesses	RC	RC	RC

Vanities	RC	RC	RC
Bath	RC	RC	RC

SAMPLE

PEST – EXTERNAL INSPECTION

Note: All timber should be removed from the ground to prevent termite attack.

Accessibility

Accessibility of the area

Accessible

Water Taps Leaking

Were water taps leaking?

No

Hot Water Overflow

Status of hot water overflow at time of inspection

Major Defect

Inspector Note:
The overflow is not being properly diverted into the drain.

Air Conditioner Overflow

Status of air conditioner overflow at time of inspection

Major Defect

Inspector Note:
Failure to connect to drain.

RCReasonable Condition

NaNANot Applicable

SHSafety Hazard

MD-1Minor Defect

MD-2Major Defect

MMonitor

	Termites	Borers	Fungi
Garage	RC	RC	RC
Sheds	RC	RC	RC
Carports	RC	RC	RC
Timber Decks	RC	RC	RC
Pergolas	RC	RC	RC
Posts	RC	RC	RC
Wall Linings	RC	RC	RC
Wood Storage	RC	RC	RC
Trees	RC	RC	RC
Tree Stumps	RC	RC	RC
Fences	RC	RC	RC
Gardens	RC	RC	RC
Landscaping	RC	RC	RC

Retaining Walls	RC	RC	RC
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SAMPLE

PEST – ROOF CAVITY INSPECTION

RC Reasonable Condition		NA Not Applicable		SH Safety Hazard	
MD-1 Minor Defect		MD-2 Major Defect		M Monitor	
	Termites	Borers		Fungi	
Roof Timbers	RC	RC		RC	
Ceiling Timbers	RC	RC		RC	

PEST – SUB FLOOR INSPECTION

RC Reasonable Condition	NA Not Applicable	SH Safety Hazard
MD-1 Minor Defect	MD-2 Major Defect	M Monitor

	Termites	Borers	Fungi
Timber Flooring	RC	RC	RC
Timber Floor Framing	RC	RC	RC
Timber Floor Stumps	RC	RC	RC

PEST – INSPECTION SUMMARY

*All properties are considered to be at high risk of termite attack.

Visual Evidence	
Visual evidence of termites at time of inspection	Yes
Inspector Note: Sub floor	
Active Termites	
Evidence of active termites in area	No
Termite Nest Found	
Termite nest located at time of inspection	No
Previous Termites Treatment	
Evidence of previous termite treatment	No
Is There Termites In The Area	
Are there termites in the surrounding area	Yes
Evidence of Borers Found	
Evidence of borers at time of inspection	No
Evidence of Fungal Decay Found	
Evidence of fungal decay at time of inspection	Yes

RECOMMENDED INSPECTIONS

Asbestos Inspection (Buildings Built Prior to 1990)	
Asbestos Inspection Recommended	Yes
Electrical Fuse Inspection	
Electrical Inspection Recommended	Yes
Electrical Appliances Inspection	
Electrical Appliances Inspection Recommended	Yes
Air Conditioning Inspection	
Air Conditioning Inspection Recommended	Yes
Plumbing Inspection	
Plumbing Inspection Recommended	Yes
Drainage/Sewerage/Septic Inspection	
Drainage/Sewerage/Septic Inspection Recommended	Yes
Fire & Smoke Detector Alarm Inspection	
Fire & Smoke Detector Alarm Inspection Recommended	Yes
After Purchase Termite Management Plan	
After Purchase Termite Management Plan Recommended	Yes

CONTACT

We take this opportunity to thank you for your business.

If you have any queries, please do not hesitate to contact the inspector.



Test Inspector

InspectEasy

0400 000 001

INSPECTION TERMS & CONDITIONS

THIS IS A VISUAL INSPECTION ONLY in accordance with **Australian Standards Requirements**.

Inspector/Our/Us/We, means the company, partnership or individual named in the inspector details section of this report that you have requested to carry out the property inspection and report.

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

Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of inspection.

The inspection **DOES 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, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed.

The inspector **DOES NOT** dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

Ability to carry out a full inspection was limited by variable access depending on the amount of furniture and personal items positioned throughout the house and other structures at the time of inspection.

SCOPE OF REPORT

The scope of this inspection complies with the requirements of the Australian Standard (AS 4349.0-2007). To provide advice to you regarding the condition of the property at the time of inspection.

The inspection comprises of a visual assessment of the property to identify major defects, safety hazards and significant maintenance issues present and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of the cost of rectification of defects is not required in an inspection report in accordance with this Standard. If an estimate is provided it is merely an opinion of possible costs that may be encountered and is not a guarantee or quotation for rectification work. The inspector accepts no liability for any estimates provided.

GENERAL SUMMARY

Any person who relies upon the contents of this report does so acknowledging the scope and limitations of the inspection which forms an integral part of the report. Before you decide to act upon this report you should read and understand all of the information contained herein.

It will help to explain what is involved in a standard property inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future, nor does it include inspections of the building plans and specifications at your local council or shire.

A Standard Property Inspection Report only deals with the detection or non detection of Structural Damage, Conditions Conducive to Structural Damage and any Significant Defect in the general condition of Secondary Elements and Finishing Elements of construction discernible at the time of inspection, with or without ancillary testing. All other reports are special-purpose inspection reports.

In the case of Strata and Company Title properties, the inspection is limited to the interior and immediate exterior of the particular unit/s being inspected. The complete inspection of other common property areas would be the subject of a special-purpose inspection report which is adequately specified.

DEFINITIONS

- **Access hole (cover)** - Hole cut in flooring or other part of a structure to allow for entry to carry out an inspection.
- **Accessible area** - Area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.
- **Client** - Person or other entity for whom the inspection is being carried out.
- **Fungal decay** - Loss of strength due to destruction of cellulose and or lignin by wood decay fungi. NOTE: Fungal decay is commonly but incorrectly called 'wet rot' and 'dry rot'.
- **Inspection** - Close and careful scrutiny of an item carried out in order to arrive at a reliable conclusion as to the condition of an item.
- **Limitation** - Factor that prevents full achievement of the purpose of the inspection.
- **Major safety hazard** - An object or physical situation with a potential for causing harm to life or health of persons.
- **Mould** - A type of fungus that does not structurally damage wood.
- **Non-invasive inspection** - Visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment as described in this Standard.
- **Property** - Allotment, including improvements and all timber structures such as buildings, patios, decking, landscaping, retaining walls, fences and bridges.
- **Site** - Area within the property boundaries and within 30 meters of the nominated building.
- **Subfloor space** - That part of a building between the soil and the ground floor level.
- **Inspector** - Person or organization responsible for carrying out the inspection
- **Structural Cracking/Movement** - Major (full depth) cracking forming in primary elements resulting from differential movement between or within the elements of construction, such as foundations, footing, floors, walls and rooves.
- **Deformation** - An abnormal change of shape of primary elements resulting from the application of load(s)
- **Dampness** - The presence of moisture within the building which is causing consequential damage to primary elements.
- **Damage** - The building material or item has deteriorated or is not fit for its designed purpose
- **Distortion, Warping, Twisting** - The item has moved out of shape or moved from its position.
- **Water Penetration, Dampness** - Moisture has gained access to unplanned and/or unacceptable areas.
- **Material Deterioration** - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.
- **Major Defect** - Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
- **Minor Defect** - Any defect other than what is described as a major defect.
- **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 (rot) wood borers (borers) and termites (white ants).
- **Conditions Conducive to Structural Damage** - Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.
- **Structure** - The load bearing part of the building, comprising the Primary Elements.
- **Significant Defect** - A matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification.
- **Primary Elements** - Parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, and 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.
- **Secondary Elements** - 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** - 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.

- **Readily Accessible Areas** - 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 600mm high by 600mm wide and subfloor spaces where the minimum area of accessibility is not less than 400mm high by 600mm wide, providing the spaces or areas permit entry OR, where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length.
- **Dampness Tests** - Instrument testing using an electronic Moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- **Physical Tests** - 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.

LIMITATIONS

1. The Inspector shall not be liable for failure to perform any duty or obligation that the inspector may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, accident, or any cause outside the reasonable control of the inspector.
2. This Inspection 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.
3. This Inspection Report does **NOT** include the inspection and assessment of items or matters that do not fall within the inspector's direct expertise.
4. The inspection only covers the Readily Accessible Areas of the property. The inspection did not include areas which were inaccessible, not readily accessible or obstructed 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 fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders' debris, vegetation, pavements or earth.
5. Australian Standard Inspection of Buildings AS 4349.0-2007 recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
7. Inspection for Timber Pest Activity was **NOT** carried out in this report. An inspection in accordance with AS 4349.3-2010 (Timber Pest Inspection) is recommended by a fully qualified, licensed and insured Timber Pest Inspector.
8. Inspection for mould was **NOT** carried out at the property and no report is provided on this subject.
9. Inspection for Magnesite flooring was **NOT** carried out at the property. We advise the client to follow up any questions of concern to ascertain the presence of Magnesite flooring.
10. Inspection for asbestos was **NOT** carried out at the property, the report will **NOT** outline the absence or presence of asbestos.

EXPECTED PERFORMANCE

It is not possible to test the expected performance of the storm water drains or roof drainage, guttering systems, capping or roof leaks during normal, dry conditions.

The inspector cannot assess or examine the condition of storm water drainage, gutters, joins or sewer pipes for blockages or obstructions or breaks 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).

As such, the inspector cannot comment of their condition or performance and therefore can take no responsibility or liability in this regard. Flashings, especially in older homes, should be carefully monitored for performance and replaced rather than repaired.

EXCLUSIONS

In accordance with Australian Standard AS 4349.1-2007 (Appendix D) a Standard Property Inspection Report does not cover or deal with:

- Any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification.
- Solving or providing costs for any rectification or repair work.
- The structural design or adequacy of any element of construction.
- Footings; concealed damp-proof course; electrical installations; smoke detectors and residual current devices plumbing; drainage; gas-fittings; air-conditioning; garage door opening mechanisms; alarm systems; intercom systems; soft floor coverings including carpet and lino; paint coatings (interior) and hazards
- Areas concealed by wall linings or cladding, landscaping, rubbish, floor coverings, furniture, pictures, appliances and stored items, insulation, masonry or any other obstructions to visual inspection.
- The operation of fireplaces and chimneys
- Any services including building, engineering (electronic), fire and smoke detection or mechanical
- Any swimming pools and associated pool equipment or spa baths and spa equipment or the like
- Any appliances such as dishwashers, insinkers, ovens, stoves and ducted vacuum systems
- A review of Occupational Health & Safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing.
- Whether the building complies with the provisions of any Building Act, Code, Regulation or By-laws; and
- Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or is flood prone.
- Any other items listed in AS 4349.1-2007 Appendix D that have not been explicitly listed above.

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.

ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Reasonable access shall be determined in accordance with the provisions of Australian Standards AS4349.1-2007 3.2.2 Safe and Reasonable Access.

The inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpet and wooden floorboards), furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

In the case of Strata and Company Title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, 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 a Special-Purpose Inspection Report which is adequately specified.

The inspector did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

In inspecting the roof space of any pitched roof there was no inspection of areas where accessibility was less than 600mm high by 600mm wide, but includes areas at the eaves of accessible roof spaces that are within the inspector's unobstructed line of sight and within arm's length from a point with conforming clearance, i.e. 600mm high by 600mm wide.

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 400mm by 500mm sized access manhole.

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects which may only be revealed when the obstructions are moved or removed.

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstruction may be concealing evidence of damage or faults 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 600 mm x 500 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 500 mm, Australian Standard 3660 recommends that the ground

should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

DISCLAIMER

This report is provided for the sole use of you, the Client named on the report, and for the purpose of a pre-purchase inspection report. No liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk which releases InspectEasy of any counter issues or recourse made by third parties.

Where verbal advice is given InspectEasy shall not be held responsible for any matters whatsoever should the Applicant/s misconstrue and/or fail to understand such advice given at any time during the client/business dealings.

Please note that all responsibility and liability rests with you (the client), to satisfy yourself of the structural soundness and value of the dwelling you are considering for purchase. No liability will be accepted by InspectEasy for any error, negligence, omission or defect contained in this report whether such claim is for breach of contract or for negligence or a claim based on any other liability.

Insofar as permitted by law and without limiting the foregoing, any liability for compensation shall be limited to a full or partial refund of the fee paid for this pre-purchase inspection report and no claim shall be accepted for any loss or damage whatsoever including (without limitation) any claim for the cost of repair or rectification, loss of value, or any consequential loss of any nature whatsoever.

COMPLAINTS PROCESS

1. If you are dissatisfied with this Report, you must give InspectEasy written notice specifying the matters about which you are dissatisfied before taking any remedial action
2. within 28 days of giving the notice, you and InspectEasy shall meet to attempt to resolve the matters;
3. if, at the expiration of 28 days from the giving of the notice, any dispute, controversy or claim arising out of the matters shall remain unresolved, the matters shall be the subject of a mediation to be conducted by a mediator appointed by agreement between you and InspectEasy or appointed by the Department of Fair Trading, with the cost of such mediation shared equally by both parties;
4. The decision by the Department of Fair Trading shall be binding and neither further claims nor disputes shall be entered into.