

Building eValuate

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Residential Pre-purchase Inspection Report

Date of inspection: Wednesday, 08 July 2009 12:00 AM

Prepared within the limitations and conditions specified in
Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings



Property address	288 Lacie Street SOUTH HOBART TAS 7004
Report prepared for	Simon Smith & Sue Citizen 1098 Mount Road NORTH HOBART TAS 7000
Client's contact details	Mobile 0491 312 559 Home (03) 6212 3498 Work (03) 6212 3498 mrcitizen@bigplace.net.au
Real estate agent's details	Name Scott and Associates Company Robert Scott Mobile 0458 987 365 robert@scassoc.net.au
Type of inspection report	Standard Inspection, Defect Only
Inspector	Paul Kleywegt , Accredited Bulider, HIA Member Licence CC 4045 J

Disclaimer

You acknowledge that this disclaimer forms an integral part of the report. This report is not an all encompassing document dealing with the building from every aspect. It seeks to identify obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant can relate to the age and type of the building inspected. This is not a structural report. For advice of a structural nature contact a structural engineer. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection.

This report is not a certificate of compliance of the property under any act, regulation, ordinance, local law or by-law. It is not a warranty against problems developing with the building in the future. This report does not include the detection and identification of unauthorised or illegal building, plumbing or electrical work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent not listing each one.

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. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector does not 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 invasive procedures. Visible timbers were not destructively probed or hit. The inspection does not cover areas where access was denied or unavailable to the inspector or defects that may have been concealed or where the identification of a defect may be subject to the prevailing weather conditions or to patterns of use or occupancy of the property. It does not cover 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; seepage; swimming pools/spas; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are regulated by statute. Where within the competency of the inspector and upon request, specific matters may be covered under the terms of a Special-purpose Property Report.

ASBESTOS: No inspection or testing for asbestos was done 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 it may be noted in the report. Buildings built prior to 1986 commonly have materials that contain asbestos and buildings built up until the early 90s may contain some asbestos. Where in any doubt, the material should be assumed to contain asbestos unless testing determines otherwise and you should consider obtaining advice from an asbestos expert. Sanding, drilling, cutting, removing sheeting or disturbing products containing Asbestos that results in releasing airborne asbestos fibers is a health risk.

MOULD: No inspection for mould was done 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 report. If you are concerned as to the possible health risk resulting from any mould you should seek advice from a relevant expert.

COSTING ADVICE: *Australian Standard AS 4349.1 - 2007 excludes provision of costing advice.* Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. Independent quotes should be obtained if costs of defects is of significance in negotiations on the purchase of a property as well as prior to any work being done. No liability is accepted for costing advice.

DISPUTE/CLAIM PROCEDURE: To make a claim in relation to the inspection, either party shall give written notice of the matter to the other party within 90 days of the inspection. If the claim/dispute is not resolved within 21 days from the service of the written notice, either party may refer it to a mediator nominated by us and costs shall be shared. Should the dispute not be resolved by mediation then either party may refer it to the Institute of Arbitrators and Mediators of Australia to appoint an arbitrator to resolve the claim. The arbitrator shall determine costs that each party is to pay.

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 this Inspection Report provided pursuant to the 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 of 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 Report.

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).

Inspection Agreement

Pre-purchase Standard Inspection

Individual Title Property

Requirement for Inspection agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Access limitations

- Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.
- The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

DIMENSIONS FOR REASONABLE ACCESS

<u>Area</u>	<u>Access hole</u>	<u>Crawl space</u>	<u>Height</u>
Roof Interior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder
Roof exterior	-	-	Accessible from a 3.6m ladder placed on the ground

NOTES:

- 1 Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
- 2 Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

Conditions

An inspection report may be conditional on

- prevailing weather conditions or recent occupancy and use of services that might affect observations
- information provided by the client or the agents of the client
- deliberate concealment of defects
- any other relevant factor limiting the inspection

Scope of inspection

What is not reported on - general exclusions detailed in the standard AS 4349.1 - 2007

- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.

What is not reported on - specifics excluded by the standard AS 4349.1 - 2007

Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
- The roof space: roof covering; roof framing; sarking; party walls; insulation
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (general & swimming pool) ; surface water (drainage effectiveness)

The scope of the inspection includes variations to the exclusions in AS 4349.1 - 2007 as detailed below.

Nil

Agreement Accepted via email

A handwritten signature in black ink, appearing to read 'Paul Kleywegt', written over a horizontal line.

Paul Kleywegt
Wednesday, 08 July 2009

Simon Smith & Sue Citizen
Wednesday, 08 July 2009

Building Construction & General Access Limitations

Construction - Original House

Year Built	1915 (Approximate) Estimated from style of building
Number of Stories	1
Type of Building	Semi-detached house
Footings	Stone or slate footings
Flooring	Strip timber, Particle board
Wall Framing	Not applicable
External Walling	Articulated masonry, Weatherboard
Internal Walling	Plastered, Plasterboard
Windows	Timber framed
Roof Framing	Conventional timber framing
Roof Cladding	Corrugated iron

General Access Limitations

External

- Elevation obscured by stored items

Internal

- Stored furniture

Under Floor

- No underfloor access

Explanation of codes used in the inspection report

Defect types

Type	Defect	Identifier
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 or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

Defect Significance

Significance Code	Significance Description	Significance Explanation
MA	Major	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage category
Hairline cracks.	≤ 0.1 mm	0
Fine cracks that do not need repair.	≤ 1.0 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	≤ 5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather tightness often impaired.	> 5.0 mm, ≤ 15.0 mm (or a number of cracks 3.0 mm or more in one group).	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	> 15.0 mm, ≤ 25 mm but also depends on number of cracks.	4

Defects recorded during inspection

Interior - Bathroom

Tiles Grouting and sealant Minor Defect Type: F



Tiles Sealant missing Minor Defect Type: F
Missing grout or sealant can allow water to penetrate into subfloor space or wall cavities, possibly resulting in structural breakdown and/or mould issues. Recommend sealing with flexible sealant.

Vanity cupboard Water damage Minor Defect Type: C
Bulging timber and peeling paint at base of vanity unit indicates water damage.



Power points Cracked Safety Hazard Type: A
Power point above hand basin is cracked and positioned too close to basin to comply with current electrical standards. Recommend removal and resiting by a licensed Electrician.



Interior - Bedroom 1

Power points Power point not earthed Safety Hazard Type: F
Power point tester indicates no earth connection. Recommend urgent attention by licensed Electrician.

Ceilings & cornices Leakage evidence Further Investigation Type: D
Water damage is evident by discolouration and bulging of plaster along crackline. Moisture meter readings indicate normal moisture levels present. This is possibly due to a past chimney flashing issue which has been rectified. It would appear that a new flashing has been installed on the roof above this area.

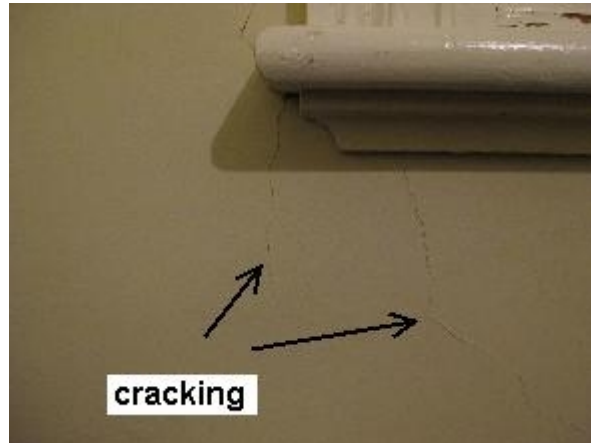


Ceilings & cornices Splitting ceiling at joint Minor Defect Type: A



Windows Sash fittings and hardware Minor Defect Type: A
Sash cord is broken on right hand window. Window is painted shut and unuseable.

Walls Drummy plaster and render Further Investigation Type: C
Plaster render below window is drummy and cracked suggestive of water penetration. Moisture levels measured were higher than normal. The client also had concerns regarding a musty smell in the room. This wall area corresponds to the front exterior wall where there is evidence of salt damp (see Exterior-front elevation notes). Further investigation by a Damp Specialist is recommended.

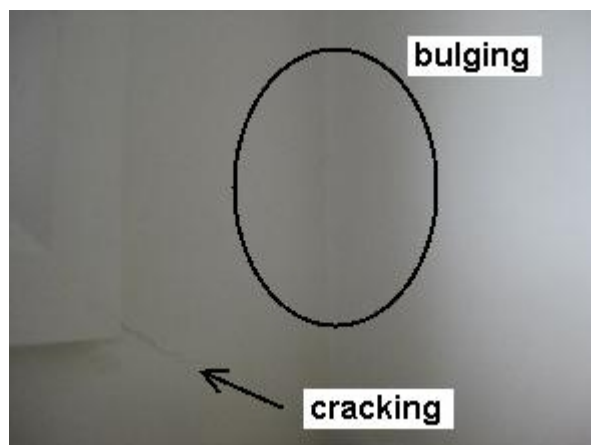


Interior - Bedroom 2

Doors and frames Defective door hardware Minor Defect Type: E
Door handle is loose. Requires repair or replacement.

Interior - Kitchen

Walls Dampness and damp damage Further Investigation Type: C
Bulging in plaster sheet indicates water penetration behind sheet. Moisture meter reading is high in this area. Adjacent cracking would indicate slight movement at this point. The missing spreader downpipe referred to in "Roof-Exterior" could be the cause of the water penetration. Recommend further investigation by roof Plumber and/or Damp Specialist

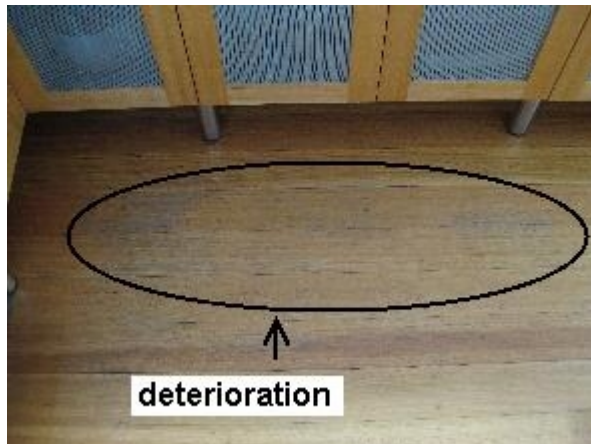


Taps Leakage at tap Minor Defect Type: E
Sink tap is leaking at mixer base. Recommend attention by Plumber.

Bench top Damage Minor Defect Type: A
Laminate bench top adjacent to gas cooktop has been burnt through surface.

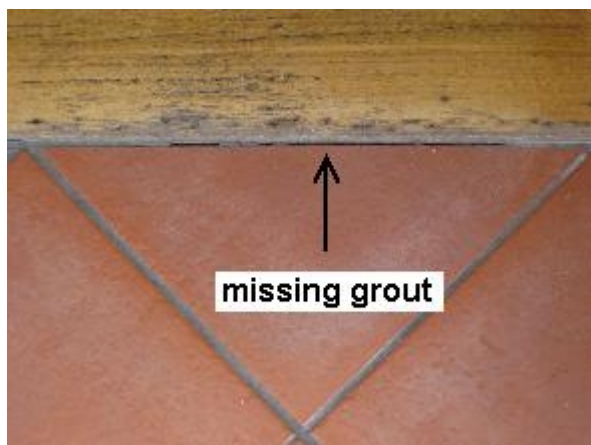


Floors Surface damage Minor Defect Type: A
Floor finish deterioration in heavy use areas. May allow some water penetration from splashing/spillage at sink. Recommend resealing floor.



Interior - Laundry

Tiles Sealant missing Minor Defect Type: A
Missing grout or sealant can allow water to penetrate sub-floor or wall cavities in wet areas, possibly resulting in structural breakdown and/or mould issues. Where tiles meet walls or fixed structures, a flexible sealant such as silicon should be used. Recommend replacing sealant as such.



Interior - Lounge

Floors Spring and bounce Further Investigation Type: B

Lounge room floor is springy. Possibly due to missing or sinking piers in the sub-floor or decayed packing supporting bearers, however unable to access sub-floor space to assess. Recommend further investigation by a Builder or suitably qualified professional.

Interior - Passages

Walls Cracking Minor Defect Type: B

Wall cracking to right hand side of front door frame. This appears to be related to excessive movement in the door frame when door closes. Recommend additional fixing of door frame to wall by Builder.



Exterior - Front Elevation

Walling Damp - rising Further Investigation Type: C

Missing mortar and white deposits on lower courses of brickwork indicates the presence of salt damp. Salt damp, also known as rising damp, is caused by the rise of saline water into the base or the lower sections of walls by capillary action. Comparative moisture meter readings indicated higher than normal moisture levels present. Further advice should be sought from a Damp Specialist and possible rectification methods investigated.



Patio/veranda Roof batten missing Safety Hazard Type: F

Veranda roof batten is missing. This reduces the structural support of roof sheeting and could be a safety issue in high winds or when roof is accessed. Recommend repair by a Builder.



Roof - Roof Exterior

Down pipes

Down pipe missing

Minor Defect

Type: F

Spreader pipe which disperses water from upper roof gutter to lower roof is missing. This could lead to water penetration behind the kitchen extension wall flashings in windy conditions. This could be contributing to the bulging water damaged plaster evident in the kitchen below (see Interior-Kitchen).



Roof iron

Roof iron corroded - surface

Minor Defect

Type: D

Surface corrosion present on roof sheeting. More prominent on northern face. Recommend repainting to preserve surface and prevent further deterioration.



Roof - Roof Void

Roof insulation Insulation to part of roof space Minor Defect Type: F
Insulation is displaced or missing in significant parts of roof space. This would significantly reduce the overall performance of the insulation.



Roof wiring Old wiring in roof that should be removed & replaced Safety Hazard Type: D
There is old rubber insulated wiring present. This should not be present in the roof if the house has been rewired. Investigation by a licensed Electrician is needed.

Roof wiring Substandard wiring Safety Hazard Type: F
New wiring has not been installed as per Australian Standards. It has not been secured to the ceiling joists. Recommend rectification by a licensed Electrician.



Sub-Floor - Sub-Floor Space (Not Assessed)

Unable to gain access to assess.

Summary

FI - Further Investigation

Interior > Bedroom 1 > Ceilings & cornices > Leakage evidence

Water damage is evident by discolouration and bulging of plaster along crackline. Moisture meter readings indicate normal moisture levels present. This is possibly due to a past chimney flashing issue which has been rectified. It would appear that a new flashing has been installed on the roof above this area.

Interior > Bedroom 1 > Walls > Drummy plaster and render

Plaster render below window is drummy and cracked suggestive of water penetration. Moisture levels measured were higher than normal. The client also had concerns regarding a musty smell in the room. This wall area corresponds to the front exterior wall where there is evidence of salt damp (see Exterior-front elevation notes). Further investigation by a Damp Specialist is recommended.

Interior > Kitchen > Walls > Dampness and damp damage

Bulging in plaster sheet indicates water penetration behind sheet. Moisture meter reading is high in this area. Adjacent cracking would indicate slight movement at this point. The missing spreader downpipe referred to in "Roof Exterior" could be the cause of the water penetration. Recommend further investigation by roof Plumber and/or Damp Specialist

Interior > Lounge > Floors > Spring and bounce

Lounge room floor is springy. Possibly due to missing or sinking piers in the sub-floor or decayed packing supporting bearers, however unable to access sub-floor space to assess. Recommend further investigation by a Builder or suitably qualified professional.

Exterior > Front Elevation > Walling > Damp - rising

Missing mortar and white deposits on lower courses of brickwork indicates the presence of salt damp. Salt damp, also known as rising damp, is caused by the rise of saline water into the base or the lower sections of walls by capillary action. Comparative moisture meter readings indicated higher than normal moisture levels present. Further advice should be sought from a Damp Specialist and possible rectification methods investigated.

MI - Minor Defect

Interior > Bathroom > Tiles > Sealant missing

Missing grout or sealant can allow water to penetrate into subfloor space or wall cavities, possibly resulting in structural breakdown and/or mould issues. Recommend sealing with flexible sealant.

Interior > Bathroom > Vanity cupboard > Water damage

Bulging timber and peeling paint at base of vanity unit indicates water damage.

Interior > Bedroom 1 > Windows > Sash fittings and hardware

Sash cord is broken on right hand window. Window is painted shut and unuseable.

Interior > Bedroom 2 > Doors and frames > Defective door hardware

Door handle is loose. Requires repair or replacement.

Interior > Kitchen > Floors > Surface damage

Floor finish deterioration in heavy use areas. May allow some water penetration from splashing/spillage at sink. Recommend resealing floor.

Interior > Kitchen > Bench top > Damage

Laminate bench top adjacent to gas cooktop has been burnt through surface.

Interior > Kitchen > Taps > Leakage at tap

Sink tap is leaking at mixer base. Recommend attention by Plumber.

Interior > Laundry > Tiles > Sealant missing

Missing grout or sealant can allow water to penetrate sub-floor or wall cavities in wet areas, possibly resulting in structural breakdown and/or mould issues. Where tiles meet walls or fixed structures, a flexible sealant such as silicon should be used. Recommend replacing sealant as such.

Interior > Passages > Walls > Cracking

Wall cracking to right hand side of front door frame. This appears to be related to excessive movement in the door frame when door closes. Recommend additional fixing of door frame to wall by Builder.

Roof > Roof Exterior > Roof iron > Roof iron corroded - surface

Surface corrosion present on roof sheeting. More prominent on northern face. Recommend repainting to preserve surface and prevent further deterioration.

Roof > Roof Exterior > Down pipes > Down pipe missing

Spreader pipe which disperses water from upper roof gutter to lower roof is missing. This could lead to water penetration behind the kitchen extension wall flashings in windy conditions. This could be contributing to the bulging water damaged plaster evident in the kitchen below (see Interior-Kitchen).

Roof > Roof Void > Roof insulation > Insulation to part of roof space

Insulation is displaced or missing in significant parts of roof space. This would significantly reduce the overall performance of the insulation.

SH - Safety Hazard

Interior > Bathroom > Power points > Cracked

Power point above hand basin is cracked and positioned too close to basin to comply with current electrical standards. Recommend removal and resiting by a licensed Electrician.

Interior > Bedroom 1 > Power points > Power point not earthed

Power point tester indicates no earth connection. Recommend urgent attention by licensed Electrician.

Exterior > Front Elevation > Patio/veranda > Roof batten missing

Veranda roof batten is missing. This reduces the structural support of roof sheeting and could be a safety issue in high winds or when roof is accessed. Recommend repair by a Builder.

Roof > Roof Void > Roof wiring > Old wiring in roof that should be removed & replaced

There is old rubber insulated wiring present. This should not be present in the roof if the house has been rewired. Investigation by a licensed Electrician is needed.

Roof > Roof Void > Roof wiring > Substandard wiring

New wiring has not been installed as per Australian Standards. It has not been secured to the ceiling joists. Recommend rectification by a licensed Electrician.

Features not assessed

- Sub-Floor > Sub-Floor Space

Unable to gain access to assess.

Conclusions

The incidence of Major defects in this Residential Building, in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained, is considered: **Typical**

The incidence of Minor defects in this Residential Building, in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained, is considered: **Typical**

Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Average**

Please Note: This is a general appraisal only and cannot be relied upon on its own - the report must be read in its entirety.

Explanation of Conditions:

HIGH: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

ABOVE AVERAGE: The overall condition is above that consistent with dwellings of approximately the same age and construction.

Most items and areas are well maintained and show a reasonable standard of workmanship when compared with building of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

BELOW AVERAGE: The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

ADDITIONAL NOTES

All rooms have been assessed, if a room has not been specifically referred to in the report, it can be assumed there were 'nil defects present'.

Smoke detectors have not been tested. Smoke detectors should be tested for correct operation prior to occupying the property.

No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

To ensure the Electrical and Plumbing comply with current standards, it is recommended that a licenced Electrician and Plumber be contracted to carry out a full inspection of services. Please contact Building eValue if you require any recommendations.

Any areas that were listed as 'not inspected' due to obstruction or locked doors should be re-inspected once access is provided and before a decision to purchase or settle.

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access issues, building faults and 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.