

Rentokil

Building Inspection Report

in accordance with AS4349.1



The **Experts** in
Property Reports



Prepurchase Building, Pest & Strata Inspections

Rentokil Pre-Purchase Inspections

ABN: 98 000 034 597

BUILDING INSPECTION REPORT

ATTENTION: John

Report Number: 36913326

Date of Inspection: Monday, 1 July, 2019

Client: John Kilkeary

Report c/o: Scott Haggarty

Your Reference:



Prepurchase Building, Pest & Strata Inspections

Rentokil Pre-Purchase Inspections

ABN: 98 000 034 597

Unit A1, Lidcombe Business Park, 3-29 Birnie Ave, Lidcombe NSW 2141

Phone: 1300 INSPECT (1300 467 732) Fax: 8719 6275

Email: prepurchase-au@rentokil.com

BUILDING INSPECTION REPORT

Date of Inspection: Monday, 1 July, 2019

Property: 39 Coora Road, Westleigh

Inspector Details: **Name:** Tim Stocker - **Phone:** 0424 090 102
Email: Tim.Stocker@Rentokil.com



IMPORTANT: Before relying on the contents of this report read the following:-The purpose of this inspection is not as an ordinance compliance it is compiled in accordance with Australian Standard 4349.1"Inspection of Buildings" and does not purport to be in excess of same. It is a visual inspection only of the building. The stormwater lines were not tested and smoke testing is recommended. No fixed trims or fixtures were removed and only areas where access was readily available could be inspected. Comments were made where access or visibility were not possible. In all cases where doubt is concerned further investigation is recommended.

The purpose of this report is to assist the prospective buyer to form an opinion as to the condition of the building(s) at the time of the inspection and particularly if the need of repairs or maintenance is required along with any evidence of major defects that require attention. Included in this report are the consultant's comments based on what was visible at the time. It is not intended to indicate minor defects or normal wear and tear or insignificant items.

This report is made after due consideration as to the age and type of construction methods and the type of materials used in its construction, formed from visual inspections only. Please note floor coverings and other decorative finishes were not removed during this inspection. This report is carried out along the guide lines of the relevant Australian Standard for domestic buildings.

This report does not, nor is it intended to, constitute a Pest Inspection. Where pest evidence or damage is sighted, comment will be made, however this report does not cover the extent of the pest damage. Should there be no comment regarding pest damage, this report is not a guarantee that pest infestation does not exist or will not occur in the future.

PROPERTY INFORMATION

Weather

The weather was fine at the time of the inspection

Building Description

Split Level
Four Bedroom
Family Home

Construction Type

Timber Floor Frame
Brick Veneer and Cladded Walls
Concrete Tiled Roof

Habitation

Occupied

APPLIANCES AND SERVICES

Water Supply

Connected

Hot Water Unit

Electric
250 litre capacity
Manufactured in 2010
Appeared in a corroded condition visually

Electricity Supply

Connected
The electrical box was located on the right elevation
Earth leakage circuit breakers were installed but not tested

Smoke Alarms

Smoke alarms were installed but not tested during the inspection

Cooking Appliances

Electric
Were not tested but appeared in satisfactory condition on visual inspection

Heating/Cooling

Three split system A/C units and Two wall A/C units were installed

ACCESS INFORMATION

Areas Inspected

Interior, Roof Space, Subfloor, Exterior and The Site

Areas Not Inspected

Roof Space - Rear Skillion Section

Areas to Which Access Must Be Gained

Nil

Areas Where Access Was Obstructed or Restricted - Reason

Interior - Furnishings and Storage
Roof Space - Insulation and Sarking
Subfloor - Rubbish and Storage
Exterior - Height Restrictions
Exterior and The Site - Vegetation

INTERIOR

Entry/Lounge/Dining

Cracking is evident to the wall/cornice finishes, however if repaired in a tradelike manner it should redecorate satisfactorily.

Patching was visible to the cornice, however further repairs are optional.

The split system A/C unit was not operated during the inspection. It is recommended a specialist be consulted to provide an appraisal for the efficiency of the unit.

Stairs/Hall

Patching was visible to the walls, however further repairs are optional.

All other finishes appeared to be of an acceptable standard for their age.

A smoke alarm has been installed in this area but was not tested during the inspection.

Bedroom 1

All finishes appear to be of an acceptable standard for their age.

The wall A/C unit was not operated during the inspection. It is recommended a specialist be consulted to provide an appraisal for the efficiency of the unit.

Bedroom 2

All finishes appear to be of an acceptable standard for their age.

The wall A/C unit was not operated during the inspection. It is recommended a specialist be consulted to provide an appraisal for the efficiency of the unit.

Bedroom 3 - Main

The cupboard hanging rail requires additional support to prevent it from sagging.

All other finishes appeared to be of an acceptable standard for their age.

The split system A/C unit was not operated during the inspection. It is recommended a specialist be consulted to provide an appraisal for the efficiency of the unit.

Ensuite

The vanity unit has evidence of general wear/tear and repairs are recommended to provide a satisfactory finish.

The shaving cabinet, toilet and shower screen appear to be in an acceptable condition for their age. A water test was carried out to the shower recess during the course of the inspection and no physical leaks were evident. However, the absence of any dampness at the time of the inspection does not ascertain that the enclosure will not leak with frequent and prolonged use.

Bedroom 4

All finishes appear to be of an acceptable standard for their age.

Bathroom

The vanity top is crazing and may require replacement in the future.

The mirror has some minor deterioration. Rectification is optional at this stage.

Repairs have been carried out to the shower recess, however, the extent of these repairs was not determined at the time of the inspection. A water test was carried out at the time of the inspection and no physical leaks were evident, however only time and constant usage will determine the adequacy of the repairs.

The bath, toilet and shower screen appear to be in an acceptable condition for their age.

Kitchen/Meals Area

The kitchen cabinets and finishes have general wear/tear but are still in a serviceable condition. They require minor cosmetic repairs and adjustment to doors and drawers.

The cooking appliance was not operated during the inspection, however appeared satisfactory to a visual inspection.

The dishwasher was not operated during the inspection and requires running through a full cycle to determine its condition.

The split system A/C unit was not operated during the inspection. It is recommended a specialist be consulted to provide an appraisal for the efficiency of the unit.

Garage

Due to the storage in this area, a close inspection of all finishes was not possible.

Minor deflection was evident to the cornice in this area and this should be monitored for signs of further deterioration.

Damage is evident to the wall finishes which should patch and paint successfully if repairs are carried out in a tradelike manner.

All other finishes appeared to be of an acceptable standard for their age.

Study

Due to the storage in this area, a close inspection of all finishes was not possible.
Cracking is evident to the cornice finishes. If this is repaired in a tradelike manner it should redecorate satisfactorily.
All other finishes appeared to be of an acceptable standard for their age.

Laundry

The tub/cabinet is corroded in some sections, however it is still serviceable.
All other finishes appeared to be of an acceptable standard for their age.

ROOF SPACE

Roof Visibility

The insulation and sarking material installed in the roof space restricted the inspection of the framing members.

Roof Trusses

The prefabricated roof trusses are generally installed to the manufacturer's instructions with no major deflections or settlement evident at this point in time.

Skillion Roof

Access to the rear section of the roof was not available during the inspection due to the type of construction methods used.

SUBFLOOR

Rubbish

All storage/rubbish should be removed from the subfloor area as this can attract pest infestation along with imposing restrictions on inspections.

Floor Frame

Timber members adjacent to the bathroom and ensuite have decay and there is a high probability of further concealed decay. All decayed timber members should be removed and replaced to provide structural adequacy.

Hot Water Unit

The hot water unit has evidence of corrosion and requires repairs/replacement to prevent further deterioration.



EXTERIOR

General Comments

Please note that all external viewing was made from the ground or by standing safely on a 3.6m ladder leant against the building. In accordance with safety regulations, no inspection was carried out from on the roof itself.
It should be noted that all external painted surfaces require ongoing maintenance/repainting to provide a durable finish and prevent premature deterioration or decay.

Front Verandah

Decay is evident to several handrail timbers and repairs/replacements in the near future will be necessary to prevent further deterioration.



Rear Pergola

Decay is evident to several exposed timbers and repairs/replacements in the near future will be necessary to prevent further deterioration.



Gutters/downpipes are also required to this area to allow the correct dispersal of rainwater into the stormwater lines.

Rear Timber Deck

Decay and deflection is evident to several exposed timbers and repairs/replacements in the near future will be necessary to prevent further deterioration.



Parts of the handrail to this area is also loose and rectification/repairs are required for safety reasons.

Roof Tiles

The roof tile bed/pointing has minor deterioration but no action is required at this time.

Roof Gutters

All roof gutters and downpipes require maintenance/cleaning regularly to help prolong their life span. This also prevents gutters and downpipes blocking up with debris and allows adequate dispersal of rainwater. It should be noted the foliage and leaf guard restricted the inspection of the gutters.

Downpipes

Several downpipes are not adequately sealed to the stormwater connections. Repairs/re-pointing with a cement mortar is required to provide a satisfactory finish.



Fascias/Barges

The fascias/barges have evidence of decay and some sections require repairs/replacement to obtain a satisfactory finish.



Eaves

The loose and sagging sheets require repairing or refixing to provide a satisfactory finish to the eave linings.



Wall Cladding

The cladding appears to be in satisfactory condition for its age with only minor cosmetic repairs optional.

Brickwork

The brickwork appeared satisfactory with no major deflections/cracks evident at the time of the inspection.

Windows

Most window sashes require easing and adjusting along with all operating devices requiring servicing to allow freedom of use. It should be noted that all timber windows require regular painting/maintenance to prevent decay.

THE SITE

Pathways

The concrete surfaces have some cracking due to settlement conditions, but are still serviceable in their present condition.

Driveway

Parts of the concrete surfaces are breaking up and uneven. It is recommended that the affected areas be removed and compaction of the soil be undertaken before relaying.

Surface Drainage

It is recommended that additional surface drainage be provided to the front and right elevations, to prevent long term maintenance or settlement movement from surface water damage.

The existing drains also require cleaning to allow the dispersal of water through the stormwater lines.

Fencing

Some sections of the fencing are out of alignment and require repairs to obtain a satisfactory finish.

CONCLUSION

The property was found to be in fair condition at the time of the inspection in comparison with similar buildings of this age and type.

INSPECTOR'S SUMMARY

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full Report and not in isolation from the Report.

MINOR DEFECTS

SUBFLOOR

Floor Frame

Timber members adjacent to the bathroom and ensuite have decay and there is a high probability of further concealed decay. All decayed timber members should be removed and replaced to provide structural adequacy.

Hot Water Unit

The hot water unit has evidence of corrosion and requires repairs/replacement to prevent further deterioration.

EXTERIOR

Front Verandah

Decay is evident to several handrail timbers and repairs/replacements in the near future will be necessary to prevent further deterioration.

Rear Pergola

Decay is evident to several exposed timbers and repairs/replacements in the near future will be necessary to prevent further deterioration.

Gutters/downpipes are also required to this area to allow the correct dispersal of rainwater into the stormwater lines.

Rear Timber Deck

Decay and deflection is evident to several exposed timbers and repairs/replacements in the near future will be necessary to prevent further deterioration.

Parts of the handrail to this area is also loose and rectification/repairs are required for safety reasons.

Downpipes

Several downpipes are not adequately sealed to the stormwater connections. Repairs/re-pointing with a cement mortar is required to provide a satisfactory finish.

Fascias/Barges

The fascias/barges have evidence of decay and some sections require repairs/replacement to obtain a satisfactory finish.

Eaves

The loose and sagging sheets require repairing or refixing to provide a satisfactory finish to the eave linings.

Trade/material prices vary depending on area and personal selection. Therefore it is recommended the client obtain three written quotes for all repairs.

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.



Brad Stocker
OPERATIONS MANAGER

BUILDING INSPECTION REPORT DEFINITIONS

DEFINITIONS OF TERMS WHICH MAY HAVE BEEN USED IN THIS REPORT.

moisture detected - As part of carrying out an inspection, our inspectors carry moisture meters which are used as an aid to detect elevated levels of dampness in the walls. These meters are not a fool proof guarantee and the moisture content in any wall can alter with changes in the internal and external environments. If moisture is detected, it is not always possible to establish the cause and these areas should be closely monitored for signs of deterioration.

nail heads popping - This affects almost all buildings where gyprock/plaster is nailed to a timber frame. As the timber moves with changes in weather/temperature, the setting plaster around the nail head cracks. This is purely cosmetic and can be rectified prior to repainting.

settlement/movement cracking - This is common in most properties and is usually caused by changes in weather/temperature. If the cracking is considered excessive we recommend an Engineer be consulted for further advice.

sagging ceilings - Ceiling linings are usually glued and nailed to the roof frame. Over time these linings can tend to sag due to their own weight. This is generally only a cosmetic problem, however if the sagging worsens over time then repairs may be required.

door out of wind - As a door is closed, if the top or the bottom of the door touch the jamb before the rest of the door, making it difficult to latch shut, then it is considered to be out of wind. This can usually be rectified by adjusting the hinges, however in extreme cases it may indicate that the adjacent walls are out of plumb.

sarking - Is a water resistant reflective paper product which is installed below the roof tiles/metal roofing of some buildings. It has insulation qualities as well as providing additional protection from roof leaks. The installation of sarking is not a requirement, and the choice of whether or not to install the product is at the discretion of the builder/client at the time of construction. To install sarking at a later date would not be cost effective as it would involve the removal and replacement of the roofing material.

subfloor ventilation - It is absolutely crucial that all homes with airspace below the floor are adequately ventilated. This reduces the risk of termites and dampness related problems. If for any reason we feel the ventilation is inadequate, we will recommend additional ventilation.

damp subfloor soil - During a regular inspection which takes place on one given day (regardless of the weather) it is not always possible to determine the cause of the soil being damp. This would have to be monitored over time, during inclement weather and with regular use of all plumbing/drainage facilities in the property and that is what should be done.

ant capping - Is a metal based product which is installed below the level of the floor in a dwelling which has structural timbers in its construction. As the majority of ant capping is hidden from view, if a problem is evident, there is a high probability that further problems may be revealed during rectification. It is a common misconception that ant capping is installed to prevent termites entering a building. Ant capping is actually designed to increase the likelihood of a pest inspector seeing that termites are entering the building.

surface drainage - If any external surface which slopes towards the dwelling appears to have inadequate visible drainage, or any area shows evidence of water pooling, we will recommend additional drainage be installed to these areas. By visible we mean no physical drain could be sighted at or near the lowest point of the surface area. There may be subsurface drainage which we cannot see, in which case the area should be monitored during inclement weather to determine if that drainage is adequate.

BUILDING INSPECTION REPORT TERMS & CONDITIONS

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

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 and can not guarantee that structural damage does not exist or that it may occur or be found at a later date. Should you require any advice of a structural nature you should contact a structural engineer. Where we have noted cracks in the structure we recommend that you obtain a report from a structural engineer, to ascertain the cause of the problem, the effect on the structure, whether rectifications are required and the overall stability of the structure.

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 flood testing of tiled floors, 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, below floor coverings including mats/rugs, between ceilings/floors of multi storey buildings, inside skillion/cathedral roofing or eave spaces, behind stored goods, in cupboards, where the crawl space is less than 500 mm in height to roof spaces/subfloors, other areas that are concealed or obstructed, which include, but are not limited to, locked doors, denial of access by the occupant, the presence of vicious animals, the installation of toxic chemicals or harmful materials and exposed electrical wiring. 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. The report is given in good faith with the Australian Standard: Inspection of buildings Part 1: Property inspections - Residential buildings AS 4349.1 used as a guideline for reporting procedures. The only physical procedure was the running of water through tiled shower trays. The inspection was restricted to areas and items within the boundary of the property. We did not view the property from any adjoining property or other allotments.

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) 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 (eg. 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 implications; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas; floor coverings; detection of floor/stair squeaks; detection and identification of illegal building work; detection and identification of illegal electrical/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. (N.B. Such matters may upon request be covered under the terms of a Special-purpose Property Report.) Usage or limitations of the said property such as covenants, easements, zoning, building lines or set backs or possible resumption's and associated restrictions are not normally available to the consultant for inspection purposes. You should check for any possible limitations on any relevant survey or title deed documentation through your solicitor/conveyancer or the relevant local authorities.

4. It is recommended that a suitably qualified person check the following items for an assessment of condition and serviceability:- hot/cold water services, drainage/sewerage lines, water/detention/septic tanks, sump pumps, electrical/mechanical appliances, kitchen appliances, air conditioning/heating appliances whether they be gas, oil, wood fires or electric, plumbing fixtures, solar equipment, swimming pool and filtration systems, spa pumps, electrical circuits, earth leakage circuit breakers, alarm systems, security doors/locks/shutters/screens, electric gates/doors/roofs/pergolas, garage doors, ducted vacuum systems, fire protection or smoke detection devices. As per the Australian Standard, any comments which have been made on these items, are based on a visual inspection only and a specialist should still be consulted to test their operation.

5. 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 within 14 days of becoming aware of the issue. If the dispute is not resolved within ten (10) 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. This report becomes invalid once alterations or repairs of any nature are carried out to the property after the time of the inspection.

6. ROOMS BELOW GROUND LEVEL: Any rooms constructed below ground level (whether they be habitable or non-habitable), are susceptible to dampness and water penetration. Drainage is not always installed adequately or could become blocked. It is common to have damp related problems and/or water entry to these rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may also not have approval and you should make your own enquiries with all local authorities.

8. 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 health department or a qualified expert such as an industry hygienist.

8. 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 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. Building built prior to 1982 may have wall and/or ceiling sheeting and other products including roof/eave sheeting that contains asbestos. Even buildings 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 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. 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.

9. MAGNESITE FLOORING DISCLAIMER: 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.

10. This is not a Pest Inspection. We recommend that you have a Pest Inspection and Report to AS 4349.3 carried out by a suitably qualified pest inspector.

11. This report identifies faults or defects in the buildings and associated areas, but is not intended to identify the cause of such defects, however where possible opinions will be given and solutions recommended. Any photos included in the report are provided to show an indication of the defect and may not show the entire issue.

12. This report provides information on the condition of the said property at the date the report was undertaken. No responsibility will be accepted for items that were not evident at the time or any changes of conditions or deterioration which occurs after this date.

13. Where we recommend special purpose reports, such as Engineers reports or pest inspections, Rentokil Pest Control bear no responsibility for the outcome of those recommended report(s).

14. It should be noted that, depending on the age of the building, items such as, but not limited to, lead paint, stairs, handrails or glass panels that do not comply with current building regulations may be contained within the building. Replacement of such items is at the clients discretion and further investigations would be required to determine if these items complied with the regulations at the time of installation as this information is not identified/provided as part of this report.

15. Where an item is stated as being "satisfactory/typical/consistent" it is relative to the age and type of construction methods used.

16. Where items or areas have been stated as not having been inspected these items or areas are excluded from the report. As the condition of these items or areas cannot be determined we recommend a further inspection when access is made available.

17. ESTIMATING DISCLAIMER: Any estimates provided in this report or verbally 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.

18. EXPERT WITNESS ESTIMATING DISCLAIMER: Any estimated provided in this report or verbally are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector. 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.

19. IMPORTANT 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).

20. DISCLAIMER OF LIABILITY TO THIRD PARTIES: This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, 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, in whole or in part, does so at their own risk.