



BUILDING & CONSULTING Pty Ltd

ABN 16 497 880 885 ACN 121 652 882

Building Contractors Licence: 36082C

Building Consultancy Licence: BC2017

MBA Accredited Building Consultant

Building Professionals Board Accredited Certifier BPB2427

Phone: 0447 234 400
PO Box 1338 Baulkham Hills
NSW 2153

Email: sykesbuilding@bigpond.com

Building Defects Inspection Report

(In accordance with AS4349.1 2007 'Inspection of Buildings')

Report Commissioned By:

Sample

Property Address:

Sample



Notable Items - Building Defects Summary

Items observed that require rectification and repairs are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these defect items have also been listed here. You must read the entire report and not rely solely on this Summary. The order that the items may appear in this summary is not an indicator of their importance.

We recommend that the Principle Building Contractor make appropriate arrangements to carry out rectification and repair works to the items listed below in a satisfactory tradesman like manner in accordance with the relevant Australian Standards, The National Construction Code and pursuant to The Home Building Act 1989.

ROOMS

Hall:

Internal Walls Condition:

The condition of the walls is generally fair. Defective or poor surfaces were noted to wall materials and will require repair.

A higher than average moisture reading was noted to walls adjacent to wet areas in the bathroom. This is an indicator that a shower leak or other free moisture source is present and should be further investigated. If the waterproof membrane of the shower has broken down, this will require replacing.

The following action is recommended:

A qualified Leak Detection Expert should be engaged for further investigation and diagnosis.

Woodwork:

The condition of the woodwork is generally fair. Skirting board(s) are loose and will require securing.

Dining Room:

Internal Walls Condition:

The condition of the walls is generally fair. Minor cracking is evident to wall linings. Maintenance will be required.

BEDROOMS

Bedroom One

Internal Walls Condition:

The condition of the walls is generally fair. Minor cracking is evident to wall linings. Maintenance will be required.

Bedroom Two

Ceiling Condition:

The condition of the ceilings is generally fair. Minor cracking is present to cornices. This will require maintenance.

Internal Walls Condition:

The condition of the walls is generally fair. Minor cracking is evident to wall linings. Maintenance will be required.

KITCHEN

Kitchen:

Internal Walls Condition:

The condition of the walls is generally fair. Minor cracking is evident to wall linings. Maintenance will be required.

BATHROOMS

Bathroom:

Shower/Bath Condition:

Water is leaking under the shower screen and should be resealed to the floor and walls.

Ensuite Bathroom:

Shower/Bath Condition:

Evidence suggests the shower recess is leaking. Continued leakage may allow damage to surrounding components. This is considered to be a major defect and further investigation is required. Rectification will be required to prevent further deterioration of construction components and the extent of works should be determined by a Licensed Builder. The bath is not correctly set into the wall or sealed to prevent water penetration. This is considered to be a major defect and should be rectified.

Report Index

VISUAL BUILDING DEFECTS INSPECTION REPORT	5
ROOMS	8
BEDROOMS	10
KITCHEN	12
LAUNDRY	13
BATHROOMS	14
EXTERIOR	16
DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS	17
SERVICES	18
CONCLUSION	19
TERMINOLOGY	20

VISUAL BUILDING DEFECTS INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

Sample.

REPORT NO:

10052019-2.

DATE OF INSPECTION:

11/5/2019.

TIME OF INSPECTION:

12.30PM.

PERSONS PRESENT AT INSPECTION:

Property owner or Representative:

PROPERTY ADDRESS:

Sample.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

**This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.
If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.
If the property is part of a Strata or Company Title - Appendix B of the Standard applies.**

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses below. These define the Scope and Limitations of the inspection and form an integral part of the report. It will help 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, latent or otherwise. This information forms an integral part of the report.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to The Strata Manager, Property Owner or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

The Scope of the Inspection: The inspection comprised 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. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Special Requirements: It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the above mentioned Australian Standard.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

Subfloor - Access opening = 400 x 500mm - Vertical clearance: Timber floor 400mm to bearer, joist or other obstruction. Concrete floor: 500mm

Property Description:

Building type:

Apartment Unit.

External walls constructed from:

Double brick: Concrete:

Roof Construction:

The roof is of flat concrete construction.

Internal walls covered with:

Plasterboard:

Internal ceilings covered with:

Plasterboard:

Windows are constructed from:

Aluminum:

Footings:

The building is constructed on a strip footing with masonry base and a suspended concrete floor.

Estimate Building Age:

The building is new or of recent construction. As a general rule, if the building was completed after 1st July 2002, the Home Warranty Insurance is for six (6) years for structural problems and two (2) years for non structural items. These periods are from the date of completion. We strongly advise that you make independent enquiries to accurately determine the exact age of the building and the provision of any warranties that may be applicable. Nothing contained in this report should be taken as an indicator that the property is covered under a builders warranty.

The following information should be requested from the building contractor if applicable:

- Construction Final Certificate/Occupation Certificate
- Engineering Certificate for any detention tanks, structural work and any non standard timber beams
- Council stamped and approved plans, development approval and specifications
- Home Owner's Building Warranty Insurance including specific reference to the Building Contractor and this project
- Manufacture's certification for roof trusses if applicable
- Survey Certificate verifying correct set out of the building(s) including height of building(s) where necessary
- Final certificates of compliance for gas, electrical and plumbing installations
- Certification of termite protection used in the structure and surrounds
- Waterproofing guarantees for all wet areas

Summary of Areas Inspected:

Details:

Internal area: External area:

Furnished Properties:

Was the property furnished and/or occupied at the time of inspection?

Yes. Where a property is furnished (fully or partly) and occupied at the time of the inspection, then you must understand that the furnishings, stored goods and occupation may be concealing defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Weather Conditions & Orientation:

Weather Conditions:

The weather condition on the day of the inspection was generally fine.

Recent Weather Conditions:

Dry.

Orientation:

For the purpose of identification east is assumed to be approximately at the main street frontage of the property.

ROOMS

Entry/Foyer:

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Doors Condition:

The condition of the doors is generally good. The condition of the door hardware is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork:

The condition of the woodwork is generally good.

Hall:

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:



The condition of the walls is generally fair. Defective or poor surfaces were noted to wall materials and will require repair.

A higher than average moisture reading was noted to walls adjacent to wet areas in the bathroom. This is an indicator that a shower leak or other free moisture source is present and should be further investigated. If the waterproof membrane of the shower has broken down, this will require replacing.

The following action is recommended:

A qualified Leak Detection Expert should be engaged for further investigation and diagnosis.

Floors General Condition:

The condition of the floors is generally good.

Woodwork:

The condition of the woodwork is generally fair. Skirting board(s) are loose and will require securing.

Linen Cupboard:

Linen cupboard is generally in an acceptable condition.

Lounge Room:

Restrictions:

Inspection to the upperside of tiles was restricted by rugs. Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork:

The condition of the woodwork is generally good.

Dining Room:

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:



The condition of the walls is generally fair. Minor cracking is evident to wall linings. Maintenance will be required.

Doors Condition:

The condition of the doors is generally good. The condition of the door hardware is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork:

The condition of the woodwork is generally good.

BEDROOMS

Bedroom One

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:



The condition of the walls is generally fair. Minor cracking is evident to wall linings. Maintenance will be required.

Windows Condition:

The condition of the windows is generally good. The condition of the window hardware is generally good.

Doors Condition:

The condition of the doors is generally good. The condition of the door hardware is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork:

The condition of the woodwork is generally good.

Built-In Wardrobes: Type and Condition:

The condition of the built-in wardrobes is generally good.

Bedroom Two

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally fair. Minor cracking is present to cornices. This will require maintenance.

Internal Walls Condition:



The condition of the walls is generally fair. Minor cracking is evident to wall linings. Maintenance will be required.

Windows Condition:

The condition of the windows is generally good. The condition of the window hardware is generally good.

Doors Condition:

The condition of the doors is generally good. The condition of the door hardware is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork:

The condition of the woodwork is generally good.

Built-In Wardrobes: Type and Condition:

The condition of the built-in wardrobes is generally good.

KITCHEN

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Kitchen:

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:



The condition of the walls is generally fair. Minor cracking is evident to wall linings. Maintenance will be required.

Floors General Condition:

The condition of the floors is generally good.

Woodwork:

The condition of the woodwork is generally good.

Kitchen Fixtures:

The condition of the fixtures is generally good.

Sink & Taps:

The sink and taps appear to be in a serviceable condition. The cabinets appear to be in a serviceable condition. The drain appears serviceable.

LAUNDRY

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Laundry:

General condition of area:

This area is generally in good condition.

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Doors Condition:

The condition of the doors is generally good. The condition of the door hardware is generally good.

Floors General Condition:

The condition of the floors is generally good.

Tub & Taps:

The tub and taps appear serviceable. Drain appears serviceable.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected.

Tiles:

The condition of the tiles is generally good.

BATHROOMS

Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

It is important to note that cracking to external/internal masonry walls or building element including floor and wall tiles can appear at any time through expansion and disappear through contraction of the wall or building element. Having found no evidence of cracking at the time of the inspection is no guarantee that cracking will not become evident in the future. Any evidence of cracking should be referred to a Structural Engineer for further investigation.

Bathroom:

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Doors Condition:

The condition of the doors is generally good. The condition of the door hardware is generally good.

Floors General Condition:

The condition of the floors is generally good.

Woodwork:

The condition of the woodwork is generally good.

Shower/Bath Condition:



Water is leaking under the shower screen and should be resealed to the floor and walls.

Tiles:

The condition of the tiles is generally good.

Basin & Taps:

The basin & taps appear serviceable. Drain appears serviceable.

Vanity Unit:

The condition of the vanity unit is generally good.

Toilet Condition:

The toilet appears to be in working order.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected.

Ensuite Bathroom:

Restrictions:

Inspection within this room was restricted by stored goods.

Ceiling Condition:

The condition of the ceilings is generally good.

Internal Walls Condition:

The condition of the walls is generally good.

Doors Condition:

The condition of the doors is generally good. The condition of the door hardware is generally good.

Floors General Condition:

The condition of the floors is generally good.

Shower/Bath Condition:

Evidence suggests the shower recess is leaking. Continued leakage may allow damage to surrounding components. This is considered to be a major defect and further investigation is required. Rectification will be required to prevent further deterioration of construction components and the extent of works should be determined by a Licensed Builder. The bath is not correctly set into the wall or sealed to prevent water penetration. This is considered to be a major defect and should be rectified.

Tiles:

The condition of the tiles is generally good.

Basin & Taps:

The basin & taps appear serviceable. Drain appears serviceable.

Vanity Unit:

The condition of the vanity unit is generally good.

Toilet Condition:

The toilet appears to be in working order.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockages may be present and not detected.

EXTERIOR

External Walls:

General Condition:

The condition of the walls is generally fair.

Cracking to Masonry or Concrete Elements:



Cracks are evident. Visible cracking has been categorized as an appearance defect. Cracking of a building element is an appearance defect where in the opinion of the inspector the appearance defect is blemished, however, the expected consequence of the cracking is unknown until further information is obtained.

Position/Location:



Southern elevation, Western elevation.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Balcony:

Position/Location:

Eastern elevation.

Construction & Condition:

Constructed from concrete or masonry. The general condition of this structure is good.

Balcony # 2:

Position/Location:

Southern elevation.

Construction & Condition:

Constructed from concrete or masonry. The general condition of this structure is good.

SERVICES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Services:

Details:

Gas is connected to the premises but has not been inspected. The cold water was operational but the adequacy was not tested and is not commented on. Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on.

Water Lines & Pressure:

Details:

The visible water lines are in copper pipe. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

Hot Water Service:

Hot water is provided by the following:

Gas hot water system: Mains pressure: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

CONCLUSION

Overall Condition of the Property:

Major Defects in this Building:

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

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

Minor Defect in this Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

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

Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **average**. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

Brendan T Sykes
Senior Building Consultant.

TERMINOLOGY

General Definitions used in this report:

Terminology:

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage: The building material or item has deteriorated or is not fit for it's designed purpose.

Distortion, Warping, Twisting: The item has moved out of shape or moved from it's 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.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

The Definitions of the terms (Good), (Fair) and (Poor) below apply to defects associated with individual items or specific areas:

Good - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair - The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions (Above Average), (Average), (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

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 high 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.

Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

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