



Total Home Inspections Pty Ltd

Builders Reg No. BC101983

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# Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections - Residential buildings



## PURPOSE OF INSPECTION

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to AS4349.1-2007 and the Building Inspection Agreement.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Property Inspected

Property Inspected Details:



## Contact Details

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Inspection Requested By:



. WA

Inspection Requested For:

Same as Inspection Requested By

Cost Billed To:

Same as Inspection Requested By

Contact For Access:

Same as Inspection Requested By

## Inspection Details

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Inspection Date/Time:

04/07/2022 9:00 AM

Persons in attendance:

None

Other relevant comments:

Weather conditions at time of inspection:

Sunny

## Agreement Details

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Agreement Number:



Date of Agreement:

27/06/2022 1:50 PM

Specific requirements and or conditions required:

As per building inspection agreement

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 prior to acting on this report.

## Inspector Details

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Name Of Inspection Firm:

Total Home Inspections Pty Ltd

Contact Phone:

0431 330 358

Inspector Name:

Ben Black

Report Prepared Date:

04/07/2022

## Summary of Defects

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Major Structural Defects identified to the Residential Building on day of inspection

**Defect #**

1

**Details**

**Location: North Side**

**Description: Underpurlin has snapped**

Major Structural Defects identified beyond the Residential Building

Structural elements beyond the main residential building were not included as part of this inspection.

Incidence of Major Defects

High

Incidence of Minor Defects

Typical

Overall Condition (refer to definitions)

Average

## STRUCTURES INSPECTED

For the purpose of reporting on the property the property will be defined by compass readings e.g. North face.



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Structure type:	Double Storey
Orientation:	West
Areas Inspected:	Attached Garage, Bathroom 1, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Dining Room, Ensuite 1, Ensuite 2, Entry, Family Room, Roof Exterior, Fences and Gates, Hallway, Kitchen, Laundry, Lounge Room, Roof Void, Stairs, Toilet 1, Walk in Robe, Walls Exterior, Upstairs Living
Is the building furnished?:	Yes Where a property is furnished at the time of inspection the furnishings and stored goods may be concealing issues and defects present in the property. These issues and defects may only be revealed when the property is vacated. A further inspection is strongly recommended in this case.
Construction type:	Cavity brick
Pier type:	Not applicable
Flooring type:	Concrete Slab
Balconies:	Location: West
Roof Structure/s:	Pitched timber
Roof covering/s:	Concrete tile
Pool present:	No
Are Smoke Detectors Installed:	Yes Number of smoke detectors: 3 Location of smoke detectors: Hallway Upper floor living Recommendation: All smoke detectors should be tested for serviceability and compliance.
Are Residual Current Devices (RCDs) Installed:	Yes Number of RCDs: 2 Location of RCDs: Meter box Recommendation: All RCDs should be tested for serviceability and compliance.

### General Comments:

All electrical/plumbing fixtures are in working order at time of inspection unless otherwise stated as a defect in this report.

## AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

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In relation to the Inspection Agreement, the overall condition of the following areas are consistent with buildings of approximately the same age and construction.

Bathroom 1  
Bedroom 1  
Bedroom 3  
Bedroom 4  
Ensuite 2  
Entry  
Fences and Gates  
Laundry  
Lounge Room  
Stairs  
Walk in Robe

Defect 1. - Roof Void

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Defect Location:	North Side
Defect Summary:	Roof Framing
Type of Defect:	Damage, Structural
Description:	Underpurlin has snapped
Ongoing Consequence:	Sagging to roof frame and damage to roof exterior
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Carpenter



Owner to rectify

Defect 2. - Exterior

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Defect Location:	West Side
Defect Summary:	Walls - Brick
Type of Defect:	Material deterioration
Description:	There is drummy render
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Plasterer, Painter



General maintenance



General maintenance

Defect 3. - Roof Exterior

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Defect Location:

North Side, West Side, South Side

Defect Summary:

Eaves Fascia and Barges

Type of Defect:

Water penetration, dampness

Description:

Evidence of water ingress

Ongoing Consequence:

Damage to surrounding elements

Opinion of Cracking:

Not Applicable

Building Professional:

**Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**

Building Professional Required: Roof Plumber



General maintenance



General maintenance



General maintenance

Defect 4. - Exterior

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Defect Location:	North Side, South Side
Defect Summary:	Walls - Brick
Type of Defect:	Material deterioration
Description:	There is horizontal cracking, There is vertical cracking
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Plasterer, Painter





General maintenance



General maintenance



General maintenance



General maintenance

Defect 5. - Interior

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Defect Location:

Attached Garage

Defect Summary:

Timber Doors - Water Staining

Type of Defect:

Water penetration, dampness

Description:

There is evidence of water staining

Ongoing Consequence:

Deterioration of the door and/or frame

Opinion of Cracking:

Not Applicable

Building Professional:

**Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**

Building Professional Required: Painter



General maintenance

Defect 6. - Roof Exterior

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Defect Location:	North Side
Defect Summary:	Roof Coverings
Type of Defect:	Damage
Description:	Tiles are broken
Ongoing Consequence:	Water ingress to Roof Void
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Roof Tiler



General maintenance

Defect 7. - Interior

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Defect Location:	Family Room
Defect Summary:	Security system
Type of Defect:	Operational
Description:	No power to security system
Ongoing Consequence:	Can't use security system
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Electrician



Owner to rectify

Defect 8. - Interior

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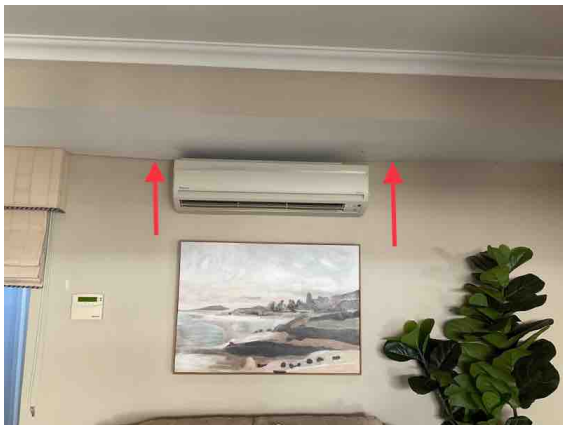
Defect Location:	Dining Room, Family Room
Defect Summary:	Ceiling Sagging
Type of Defect:	Material deterioration
Description:	Separation from framing
Ongoing Consequence:	Further sagging or possible collapse
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Ceiling Fixer



General maintenance



General maintenance



General maintenance



General maintenance

Defect 9. - Interior

Defect Location:

Whole house

Defect Summary:

Hot water unit

Type of Defect:

Operational

Description:

No hot water throughout home

Ongoing Consequence:

No hot water throughout home

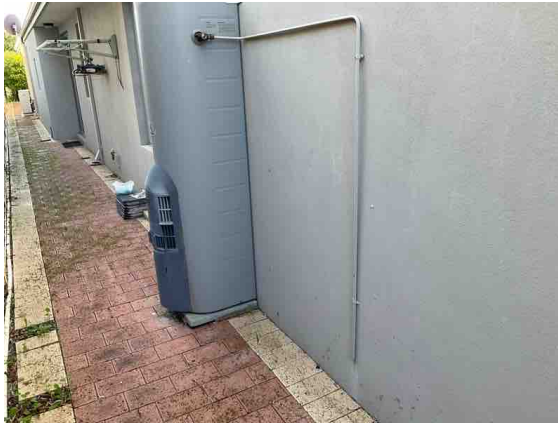
Opinion of Cracking:

Not Applicable

Building Professional:

**Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**

Building Professional Required: Plumber



Owner to rectify

Defect 10. - Interior

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Defect Location:	Bedroom 2
Defect Summary:	Power Point
Type of Defect:	Safety hazard
Description:	Power point is loose on wall
Ongoing Consequence:	Possible electrocution
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Electrician



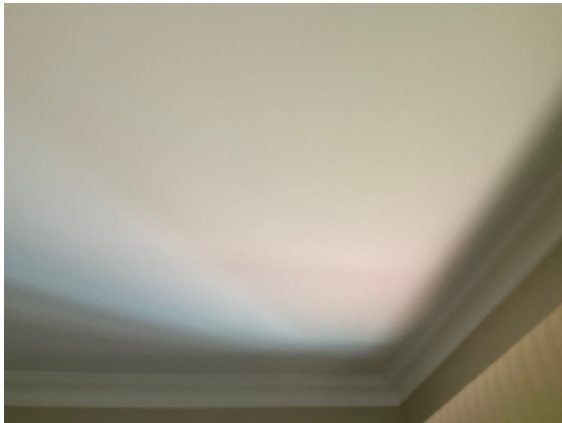
Owner to rectify

Defect 11. - Interior

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Defect Location: Bedroom 2  
Defect Summary: Ceiling Nails Popping  
Type of Defect: Material deterioration  
Description: Sheet fixings are no longer supporting the sheet  
Ongoing Consequence: Further sagging  
Opinion of Cracking: Not Applicable  
Building Professional: **Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**

Building Professional Required: Ceiling Fixer



General maintenance



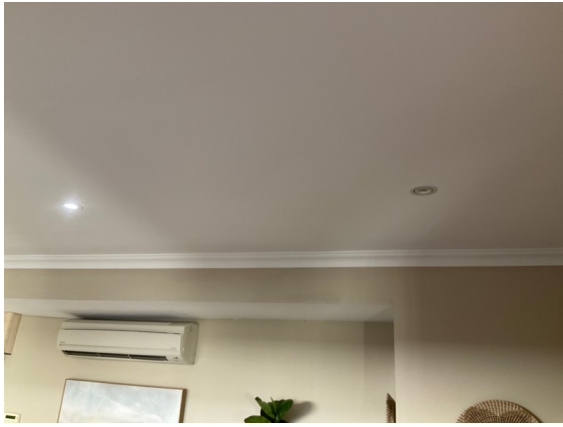
General maintenance

Defect 12. - Interior

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Defect Location: Dining Room, Family Room  
Defect Summary: Downlight  
Type of Defect: Operational  
Description: Downlight does not operate  
Ongoing Consequence: Lack of light  
Opinion of Cracking: Not Applicable  
Building Professional: **Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**

Building Professional Required: Electrician



Owner to rectify



Owner to rectify

Defect 13. - Interior

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Defect Location:	Kitchen
Defect Summary:	Cupboards
Type of Defect:	Water penetration, dampness
Description:	There is evidence of water staining
Ongoing Consequence:	Water ingress will affect the serviceability of the cupboards
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Carpenter



General maintenance - sink is now not leaking at the time of inspection

Defect 14. - Interior

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Defect Location:	Kitchen
Defect Summary:	Dishwasher
Type of Defect:	Damage
Description:	Button missing from dishwasher
Ongoing Consequence:	None as dishwasher still operates
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Plumber



General maintenance

Defect 15. - Interior

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Defect Location:	Kitchen
Defect Summary:	Gas cook top
Type of Defect:	Operational
Description:	Could not operate gas cooktop
Ongoing Consequence:	Can't use burners
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Plumber





Owner to rectify

Defect 16. - Interior

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Defect Location:	Walk in Pantry
Defect Summary:	Walls - Brick
Type of Defect:	Material deterioration
Description:	There is vertical cracking
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Painter



General maintenance

Defect 17. - Interior

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Defect Location:	Ensuite 1, Hallway
Defect Summary:	Ceiling Cracking and/or evidence of damage repaired
Type of Defect:	Material deterioration
Description:	Cracking
Ongoing Consequence:	Further cracking
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Ceiling Fixer, Painter



General maintenance



General maintenance



General maintenance

Defect 18. - Interior

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Defect Location:	Hallway
Defect Summary:	Walls - Brick
Type of Defect:	Material deterioration
Description:	There is horizontal cracking
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Painter



General maintenance

Defect 19. - Interior

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Defect Location:	Attached Garage
Defect Summary:	Garage door remote
Type of Defect:	Operational
Description:	Remote control batteries are flat
Ongoing Consequence:	Can't open garage door with remote
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Electrician



Owner to rectify

#### Defect 20. - Interior

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Defect Location:	Upstairs Living
Defect Summary:	Walls - Brick
Type of Defect:	Material deterioration
Description:	There is vertical cracking
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Painter



General maintenance



General maintenance



General maintenance

Defect 21. - Interior

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Defect Location:

Ensuite 1

Defect Summary:

Tiles

Type of Defect:

Material deterioration

Description:

There are cracked wall tiles

Ongoing Consequence:

Deterioration of surrounding elements

Opinion of Cracking:

Not Applicable

Building Professional:

**Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**

Building Professional Required: Tiler



General maintenance



General maintenance

Defect 22. - Interior

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Defect Location:

Ensuite 1

Defect Summary:

Walls - Brick

Type of Defect:

Material deterioration

Description:

There is vertical cracking

Ongoing Consequence:

Damage to surrounding elements

Opinion of Cracking:

Not Applicable

Building Professional:

**Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**

Building Professional Required: Painter



General maintenance



General maintenance

Defect 23. - Interior

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Defect Location:	Ensuite 1
Defect Summary:	Taps
Type of Defect:	Damage, Operational
Description:	Shower tap is damaged
Ongoing Consequence:	Can't operate shower
Opinion of Cracking:	Not Applicable
Building Professional:	<b>Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.</b>
	Building Professional Required: Plumber



Owner to rectify

Observation 1

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Area Location:	Toilet & Ensuite
Description:	Toilet is difficult to flush



General maintenance



General maintenance

Site Defect 1. - Paths and Driveways

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Type of Defect: The driveway has subsided  
Direction: West  
Description: Material deterioration  
Ongoing Consequence: The driveway may become unserviceable  
Opinion of Cracking: Not Applicable  
Building Professional: **Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**  
Building Professional Required: Paver



General maintenance



General maintenance

Site Defect 2. - Paths and Driveways

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Type of Defect: The path has subsided  
Direction: South  
Description: Material deterioration  
Ongoing Consequence: The path may become unserviceable  
Opinion of Cracking: Not Applicable  
Building Professional: **Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**  
Building Professional Required: Paver





General maintenance

## CONCLUSIONS

### Other Inspections and Reports Required

It is recommended that the following Inspections and/or repairs/work required is obtained from the following trades and/or professions.

#### Recommendations

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##### Recommendations from the Report

- Carpenter
- Plasterer
- Painter
- Roof Plumber
- Roof Tiler
- Electrician
- Ceiling Fixer
- Plumber
- Tiler
- Paver

##### Other Inspections Recommended

Electrical, Plumbing

#### SIGNED BY INSPECTOR

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Date:

04/07/2022

Signed:

*BBlack*

## CONTACT THE INSPECTOR

If you have any questions regarding the report, please feel free to contact the inspector. It can be challenging to communicate defects, their severity, and any inspection limitations in a manner the reader can comprehend. If you have any concerns or require any additional clarification you should contact the inspector immediately before acting on this report.

## Type of Defects

The definitions below relate to the Type of Defect associated with the building element/item fixture or fitting.

**Damage:** The building element/item fixture or fitting is damaged, cracked or broken and is not fit for it's intended purpose.

**Distortion, warping, twisting:** The building element/item fixture or fitting has shifted from its intended position.

**Water Penetration, Dampness:** Water ingress and/or dampness is found in unexpected or undesirable area(s).

**Material Deterioration:** The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

**Operational:** The building element/item fixture or fitting does not perform as expected.

**Installation:** The building element/item fixture or fitting has not been installed as expected, is ineffective, unsuitable and/or has absent components.

**Structural Defect:** Weakness or departure from the expected structural performance of a structural building element.

## Acceptance Criteria

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has been maintained as expected so there has been no significant loss of strength and/or serviceability.

**High:** The occurrence and/or extent of defects exceeds the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

**Typical:** The occurrence and/or extent of defects is as the inspector anticipated when compared to a comparable building of roughly the same age that has been maintained as expected.

**Low:** The occurrence and/or extent of defects is lower than the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

**Average:** The overall condition of the building is consistent with buildings of roughly the same age. There will be some building elements that require some repair and/or maintenance.

**Above Average:** The overall condition of the building is above average when compared to a building roughly the same age. The building has been well maintained.

**Below Average:** The overall condition of the building is poor when compared with buildings of roughly the same age. There are significant defects to building elements requiring renewal, repair and/or maintenance.

## Definitions

**Accessible Area:** is any area of the site and structures permitting safe and Reasonable Access to

perform the inspection.

**Building Inspection Agreement:** Shall be the agreement between the client and the inspector entered into prior to the inspection taking place. This agreement includes, but is not limited to, defined purpose, specific scope/areas of inspection, acceptance criteria and limitations. Should this report be transferred, the subsequent buyer of the property shall be bound by all terms and conditions of the Building Inspection Agreement, as detailed under Clause 11 of this Report. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report subject to the terms and conditions of the Agreement and the Report itself.

**Structural Element:** Physically noticeable part of a structure. E.g., Walls, including interior, exterior, and screen, Floors, Roof and Ceiling frames, Beams and Connections.

**Building Element:** Section or part of a building which, by itself and/or in conjunction with other sections or parts, achieves a characteristic function. E.g., supporting, enclosing, completing or servicing a building space.

**Major Defect:** A defect of significant extent where remedial works must be carried out in order to prevent an unsafe environment, loss of utility or further deterioration of the property and/or building.

**Minor Defect:** Any other defect that is not a Major Defect. **Note:** the inspector is not required to comment on individual minor defects and imperfections.

**Safety Hazard:** Current or pending serious safety hazard.

**Residential Building:** is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

This Building inspection was conducted as follows:

1. in the case of a non-strata title property to comply with AS4349.1-2007 Inspections of Buildings;
2. In the case of a Community title or strata the Inspector did not inspect Body Corporate common property and the inspection will be limited to areas within the Lot or individual unit to comply with AS 4349.1-2007.

## Terms, Conditions and Limitations

1. The report is not an "all-inclusive" report that considers the property from every aspect and is subject to the agreed scope of the inspection.
2. Unless noted otherwise, inspector conducted a visual, non-invasive inspection of the building elements only to the safe and accessible areas as outlined in the scope of the agreement.
3. The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection.
4. The report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.

5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.
6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. Any Estimates Provided in the report are merely an educated guess by the inspector using their knowledge and experience to estimate the possible likely costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided.
9. The minimum space required for inspection is as follows:
  - a. beneath a floor – vertical clearance not less 450mm;
  - b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
  - c. roof void minimum access size must not be less than 450mm x 450mm with vertical space 600mm X 600mm for reasonable movement;
10. Not Included in the Scope of the Inspection:
  - a. Common areas of Strata, Company and Community title type properties.
  - b. Timber Pest Activity.
  - c. Presence or absence of mould.
  - d. Identification of ACM (Asbestos Containing Material).
  - e. Identification of flooring containing Magnesite.
  - f. Inaccessible or partly inaccessible areas.
  - g. Areas where access was denied.
  - h. Defects that may have been concealed.
    - i. Rising damp and water ingress (leaks) that maybe subject to prevailing weather conditions.
    - j. Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.
  - k. Technical assessment of electrical, gas, plumbing and mechanical installations.
    - l. Site drainage.
  - m. Swimming and Spa Pools.
  - n. Identification illegal building works.
  - o. Breaking apart and/or dismantling.
  - p. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
  - q. Removing or moving stored goods and/or personal possessions.
  - r. Impact to the buildings footings when trees are in close proximity.
  - s. Septic tanks.

11. Disclaimer of Liability: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Seller for the purpose of auctioning, set date sale or private treaty of a property, then the Inspection Report may be ordered up to thirty (30) days prior to the auction, set date sale or listing, copies may be given out prior to the auction/sale and the Report will have a life of sixty (60) days from the date of Inspection during which time it may be transferred to the Buyer. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report, subject to the terms and conditions of the Building Inspection Agreement and the Report itself.
12. Complaints Procedure: If there are any claim and/or dispute arises with regards to the inspection and/or report you should inform us immediately by email. You must permit us full access to all areas of the property that relate to the claim and/or dispute. Within 28 days of receipt of your claim we respond to you in writing. In the event you are not satisfied with our response you must refer the matter to a Mediator nominated by us from the Australian Mediations Association Limited must within (21 days) from the date of our response. The parties shall bear equally the costs of the mediation. If you initiate court proceedings without observing the above Complaints Procedure and the proceedings are set aside, stayed or adjourned then you agree to be responsible for any costs and expenses incurred by us and you agree to keep us indemnified of such costs and expenses incurred by us.