

Defect Building Inspection AS4349.0



4 The Street Moorabbin

Prepared for: John Citizen

Prepared by: Reportsplus Building Inspections
67 Orange Street
East Bentleigh, Vic 3165

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General Information

Reportsplus Building and Timber Pest Inspections
67 Orange Street East Bentleigh Vic 3165
Phone: 1800 069 286 Fax: (03) 8503 7596 ABN: 65 076 536 153

**This Report is a 'SPECIAL PURPOSE DEFECT REPORT' (AS 4349.0-2007) (Except ACT)
In general the inspection only covers areas that have been specifically requested to be inspected:**

Inspection Requested By:
John Citizen

Address: 15 Anywhere Street Brighton
1800 069 286
info@reportsplus.com.au

Re: Structure at: 4 The Street Moorabbin

Report Purpose: Special Purpose Defects Report: AS 4349.0 - 2007

Acceptance date: 1st December 2010

Inspection Date: 6th December 2010

The scope of this report as received and expressed by client: Bank refinancing - they have asked for inspection report due to some cracks observed in walls.

Start Time: 10.00 **End Time:** 10.30

Report Prepared: 6th December 2010

Please Note: This report should not be relied upon more than thirty days after the initial inspection: A re-inspection after this time is essential:

Recent Weather Conditions: Dry:

Weather Conditions on Day of Inspection: Dry:

Those Present on Day and Time of Inspection: Tenant

Occupancy Status: Occupied and Heavily Furnished:

Soil Conditions on Day and Time of Inspection: Dry: General external perimeter soils appeared dry:

BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

Type: Domestic Dwelling:

Height: Single story:

Construction Type: Brick Veneer:

Approx: Age of building: 20-30 Years Old: The age stated is an approximation only and cannot be relied on for any accuracy: For a more accurate estimate of the buildings age consult your solicitor or conveyance representative: Search's may need to be done:

Areas inspected and reported on: Internal wall & Ceiling cladding: Internal flooring: External brickwork: Roof Surface: Sub-floor:

Please Note: The working or non working condition of any electrical/plumbing appliance, fixture, part, connection or mechanism is beyond the scope of this report: Any reference noted in the report relates to obvious visual condition: All electrical and plumbing items and fixtures should be assessed by a qualified and licensed electrician/plumber:

Please Note: Pictures in this report are supplied merely as a reference point for your convenience: They may refer singularly to a defect or they may be an example of various defects similar in size and/or type in and around the specified building component or building area: Please read all of the report in context:

Please Note: Where recommendations are provided in the following report for tradesmen and or professionals, we recommend that you ensure qualifications, appropriate registration and relevant insurance criteria are met: It is always prudent to acquire at least three quotations with references before engaging any services:

Please read the report in its entirety regardless of type font, emphasis and or font color: In accord with AS 4349.0 - 2007 the following summary of matters and areas inspected, that may require immediate attention, further assessment and or rectification is provided - you must read all of the Report in its entirety. You must read the whole report to understand the significance and action required concerning the above mentioned defect areas and any other defect area and or component(s) and or advice in this report. Please Note: The references; Left, Right, Front, Rear are used throughout the report to provide location references and are generally taken as viewed from the street area deemed to be the front yard: *Front means the area of property considered to be the front yard: *Rear means the area of property considered to be the rear yard: *Left means the area of property considered to be the left side boundary, as viewed from the front of property: *Right means the area of property considered to be the right side boundary, as viewed from the front of property:

THE REPORT:

SCOPE OF REPORT: OVERVIEW:

I was asked to inspect and report on cracks to walling:

OBSERVATIONS:

On inspection it was apparent that subsidence to flooring has occurred to the entrance hallway areas with subsequent tearing to plaster cladding above doorway heads: The dwelling was heavily furnished at the time of inspection preventing physical and visual access to many areas: Some minor splitting of flooring was evident at or around floor duct openings: It was also noted that staining to wall areas consistent with roof leakage was evident in the dining/meals and the laundry area: Further, the exterior brick wall surfaces to the front of building evidenced remedial patching and hairline cracking with minor shear cracks and minor displacement: The sub-floor inspection revealed that significant ground movement has occurred evidenced by fissure cracks to foundational soils: Areas in the sub-floor also evidenced possible seepage/drainage issues: The roof surface inspection revealed guttering full of debris and some minor chips and ridge mortar separation:

CONCLUSIONS:

It is my opinion that poor site drainage may exist as the block has a moderate slope: Ground movement has occurred where foundational stumps may have shifted and/or subsided: Poor drainage can also cause step, shear and displacement cracking to exterior brickwork: Poor and/or defective guttering can cause water overflow to internal areas particularly in storm conditions, further, poor guttering can cause overflow to external areas where foundational soils can experience excessive wetting: Poor site drainage coupled with poor roof drainage can affect foundational conditions:

RECOMMENDATIONS:

I highly recommend that further assessment be carried out by a geo-technical engineer with a view to obtain advice on drainage and stabilisation procedures: A roof plumbing contractor should also be sought to assess and advise on all areas of roof drainage: At completion of these inspections and based on their findings it is highly probable that a re-blocking contractor will be needed to re-instate and/or renew some foundational stumps: Some re-leveling may also need to be carried out:

I also note for your reference that a glass panel to the rear pergola has cracked: This could be dangerous where persons could injure themselves: A glazing contractor should be sought as a matter of urgency to repair the glazing:

Important Information:

IMPORTANT INFORMATION:

The following is important information regarding the scope and limitations of the inspection and this report: (Copyright Rapid Solutions) Please read the following information in its entirety:

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 building being 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. Should you require any advice of a structural nature you should contact a structural engineer.

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 the inspection. 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 CANNOT 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 any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

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 and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of 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 concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (Non-Structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood 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. (NB Such matters may upon request be covered under the terms of a Special-Purpose Property Report.)

4) COMPLAINT INVESTIGATION. In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days:

5) 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 the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the ADDITIONAL COMMENTS section of this report. Buildings prior to 1982 may have wall and or/ceiling sheeting and other products including roof 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

Important Information: (Continued)

5) (continued)

was built prior to 1990 or 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 people's health. You should seek advice from a qualified asbestos removal expert."

6) 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 Government Health Department or a qualified expert such as an Industry Hygienist.

7) ESTIMATING DISCLAIMER: Any estimates provided in this report 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 dependant 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 throughout this report.

8) EXPERT WITNESS ESTIMATING DISCLAIMER: Any estimates provided in this report 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 dependant 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 throughout this report.

9) CONDITIONS: This Building Defect report is conditional upon or conditional in relation to -

* The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;

* Information provided by the person, the employees or agents of the person requesting the report;

* The specific areas of 'expertise' of the consultant specified in the report;

* Apparent concealment of possible defects; or

* Any other factor limiting the preparation of the report.

Terminology:

The Definitions of the Terms (Good), (Fair), & (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 the Inspection.

FAIR: The item or area inspected shows minor defects, minor damage or wear and tear and may require repairs or 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.

Important Information: (Continued)

Definitions:

The definitions (Above Average), (Average), (Below Average), below, 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 buildings of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.

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:

NOTE: Also refer to 'IMPORTANT ADVICE' section for explanation/advice concerning some terms and or defects that may be contained in this Report:

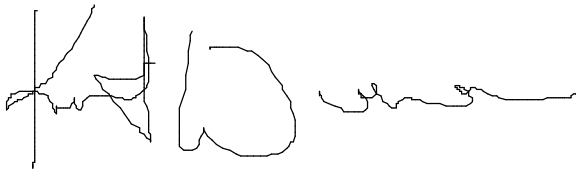
Please Note: *The working or non working condition of any electrical/plumbing appliance, fixture, part, connection or mechanism is beyond the scope of this report: Any reference noted in the report relates to obvious visual condition: All electrical and plumbing items and fixtures should be assessed by a qualified and licensed electrician/plumber prior to purchase of the property:*

Certification:

CERTIFICATION - This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in strict accordance with the Residential Buildings 'Uniform Inspection Guidelines for Building Consultants'. AS 4349.1 - 2007 and AS 4349.0-2007

If you have difficulty in reading or understanding any aspect of this report, please contact the inspector named below:

Inspection Consultant: Kent Warner

A handwritten signature in black ink, appearing to read 'KW Warner', with a long horizontal flourish extending to the right.

Scope and Limitations of the Inspection and Report:

SCOPE OF THE INSPECTION & THE REPORT:

1. All the inspections will be carried out in accordance with Appendix C of AS 4349.1-2007 and AS 4349.0 -2007 The AS 4349.0 -2007 provides information concerning safe and reasonable access: Only areas where reasonable and safe access was available were inspected: Access will not be gained where there are safety concerns, or obstructions, or the space available is less than the following:
Roof Void: - The dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:
Roof Exterior - must be accessible by a 3.6M ladder placed at ground level:
Safe Access: - Is at the inspectors discretion and will take into account conditions existing on the property at the time of inspection:
2. A copy of these Standards may be obtained from RAPID Solutions at Your cost by phoning (02) 4954 3655 or from Standards Australia.
3. All inspections will be a non-invasive visual inspection and will be limited to those areas and sections of the property to which Reasonable Access (Clause 20 Definitions page 3) is both available and permitted on the date and time of the inspection.
4. The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, moldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.
5. The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. Insulation and sisalation in the roof void will conceal timbers and may make inspection of the area unsafe for the inspector. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into.
6. The inspection WILL NOT report on the presence or not of Timber Pest activity. You should have an inspection carried out in accordance with AS 4349.3-1998 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector.
7. If Timber Pest damage is found then it will be reported. The inspector will only then report on the damage which is readily visible. There may be concealed damage in walls etc and We strongly recommend You arrange for Us to carry out an invasive inspection to discover the full extent of the damage. If any evidence of Timber Pest damage is reported then Timber Pest activity may also be present. It is very important that You have an AS 4349.3-1998 Timber Pest Inspection carried out by a fully qualified, licensed and insured Timber Pest Inspector.
8. If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed.
9. Subject to reasonable access (Clause 20 Definitions page 3) the Inspection will report on the condition of areas as specified in the preceding report section: - 'Brief Description of Structure(s) Inspected' As it is deemed relevant to the scope of report:
10. The inspection Will not cover or report on the following conditions (see AS 4349.1-2007 Appendices D) Exclusion of items from inspection...Footings below ground, concealed damp-proof course, electrical installations such as operation of smoke detectors, light switches and fittings, TV, sound, communications 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

Scope and Limitations of the Inspection and Report: (Continued)

including dish washers, 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 area concealed by wall linings/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.

11. The inspector will report on the conditions that on the day and at the time of the inspection were evident and visible. The Australian Standard AS4349.0- 2007 warns that the report must not be seen as an all-encompassing report but rather as a "reasonable attempt to identify significant defects". Minor defects and imperfections will not be reported. Such defects and imperfections would in most cases be readily viewable by You.

12. The inspection and report CANNOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.

13. You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.

14. The following inspections are not included in this report:

Timber Pest Inspection report in accordance with AS 4349.3-2007 Timber pest inspections by a fully qualified, insured and licensed Timber Pest Inspector.

An inspection, testing and report of all electrical installations and wiring by an insured and licensed electrician.

Any other inspection and report on such matters as plumbing, Pool condition, lift hydraulics, mechanical services and geotechnical conditions by an appropriately qualified, insured and licensed person.

15. Where Our report recommends another type of inspection and report or an invasive inspection and report then You should have such an inspection carried out. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

16. In the event of a dispute or a claim arising out of, or relating to the inspection or the report, or any alleged negligent act, error or omission on Our part or on the part of the inspector conducting the inspection, either party may give written notice of the dispute or claim to the other party. If the dispute is not resolved within twenty One (21) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator. The cost shall be met equally by both parties or as agreed as part of the mediation settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

COMPLAINT INVESTIGATION. In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days:

Third Party Disclaimer:

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).

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 the Inspection Report provided pursuant to this 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 to 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 Agreement

DEFINITIONS:

You should read and understand the following definitions of words used in this agreement and the report. This will help You understand what is involved in a property and building inspection, the difficulties faced by the inspector and the contents of the report which We will provide You following the inspection.

Access hole means a hole in the structure allowing entry to an area.

Activity means the presence of live Timber Pests at the time of the inspection.

Client means the person(s) for whom the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf.

Property means the structures and fences etc up to fifty (30) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected. Unless You specifically order in writing that structures and fences etc outside fifty (30) metres from the exterior walls of the main building be inspected then no such inspection will be carried out.

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All the inspections will be carried out in accordance with AS 4349.0 -2007 The standard AS 4349.0 -2007 provides information concerning safe and reasonable access: Only areas where reasonable and safe access was available were inspected: Access will not be gained where there are safety concerns, or obstructions, or the space available is less than the following:

Roof Void: - The dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

Roof Exterior - must be accessible by a 3.6M ladder placed at ground level:

Safe Access: - Is at the inspectors discretion and will take into account conditions existing on the property at the time of inspection:

Report means the document and any attachments issued to You by Us following Our inspection of the property.

Our/Us/We means the company, partnership or individual named below that You have requested to carry out the property inspection and report.

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

20. You agree that in signing this agreement You have read and understand the contents of this agreement and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection on delivery of the report.