

Pre-Purchase Structural Plus Building Inspection Report



95 Sample Street, Sample Town, 6000

Inspection prepared for: John Sample
Date of Inspection: 5/5/2010 Time: 10am
Age of Home: Approx. 15 years
Weather: Fine, approx 25 degrees

Inspector: Steve Miller
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Significant Items Summary

The summary below consists of significant findings. The summary is not a complete listing of all the findings in the report, and reflects only the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues.

If there are no items listed below, it indicates that there are no items that require immediate attention.

Electrical		
Page 24 Item: 1	Electrical Panel	• Only one safety switch was installed. It is a requirement that two safety switched be installed.
Page 26 Item: 4	Smoke detectors	• The smoke detector located upstairs is an old style and has no test button and should be replaced. The location does not offer adequate protection to first floor bedrooms. There is no smoke detector located near the bedroom on the ground floor. It is a requirement that a smoke detector is installed.
Internal Roof Space		
Page 33 Item: 2	Structure	• There is an underpurlin which has a split end and so the fixings are no longer supporting the underpurlin. This underpurlin needs to have a strut support installed or the underpurlin needs to be fixed back to the hip rafter using a steel bracket or other fixing method.

Details of a Pre Purchase Building Inspection

The purpose of a pre purchase building inspection: To provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the building elements and services as set out in Aust. Standard 4349.1-2007 Appendix C

The scope of a pre purchase building inspection: The inspection shall comprise 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 the inspection.
An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and therefore does not form part of this inspection report.
If the property being inspected is part of a strata or company title, the inspection is limited to the interior and the immediate exterior of the particular residence being inspected. It does not cover common property.

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.
An Inspection Report shall contain sufficient data to enable a similarly suitably qualified inspector, who was not involved in the inspection, to check the report and independently verify the conclusions reached by the original inspector.

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

Changes to the inspection agreement: It is acknowledged that above purpose, scope, acceptance criteria and terms and conditions as published on Perth Property Inspections website make up the inspection agreement and that no changes have been made to this agreement.

Within the report you will find comments in **RED**. These are items have been assessed as a significant item, system or safety concern and need to be addressed. For your safety and liability, we recommend that you only contract licensed professional contractors when having any rectification work done.

Note: If there are no comments in **RED** below, there were no significant items, system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you need anything to be clarified or explained.

Disclaimers

Asbestos

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 material containing asbestos happened to be noticed then this may be noted in the comments section of the appropriate item within this report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roofing and fencing that contains asbestos. These products should be fully sealed. If concerned or if the building was built before 1990 you should seek advice from a qualified asbestos professional as to the amount and importance of the asbestos present. If asbestos is noted in this report you should seek advice from a qualified asbestos professional. Drilling, cutting or removing asbestos products presents a high risk to people's health. You should seek advice from a licensed asbestos removal professional.

Wood destroying insects and pests

No inspection for rodents, pests, termites or other wood destroying insects or organisms or the possibility of hidden damage or potential health hazards caused by the presence of these pests and wood destroying insects was carried out at the property and no report on the presence or absence of pests and wood destroying insects is provided. If during the course of this inspection evidence of pests are noticed this may be noted in the comments section of the appropriate item. We recommend that you have your home inspected by a qualified pest inspection professional to provide a pest inspection in accordance with the latest revision of AS 4349.3

Lead

No inspection for lead based paints was carried out. Lead based paints may be present in the building. Special precautions need to be taken where lead products are disturb and further advice should be sought from a suitably qualified professional

Mould (Mildew and non wood decay fungi)

No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided. Mildew and non wood decay fungi is commonly known as mould. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. If in the course of this inspection mould is noticed then this may be noted in the comments section of the appropriate item within this report. If mould is noted or if you are worried about the possibility of mould be present you should seek the advice of a suitably qualified professional. The local council, State or Commonwealth Health Departments can also provide you with assistance.

Swimming Pools

Swimming Pools/Spas are not part of this building report as per AS 4349.1-2007. We recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing. We do offer a pool safety inspection which covers the standard for pool fencing. This inspection can be booked on our web site.

Septic Tanks and Treatment Plants

All septic tank sewer systems and treatment plants should be inspected by a licensed plumber as this is not reported on in this Inspection Report.

For more information about the extent of reporting please read our Terms & Conditions which are available on our website at www.perthpropertyinspections.com.au

DEFINITIONS

The Definitions (High), (Typical) and (Low) relate to the inspector's opinion of the Overall Condition of the Building:

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

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

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

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

ABOVE AVERAGE: The overall condition is above that consistent with buildings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

AVERAGE: The overall condition is consistent with buildings 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.

You will note in the report there is set of boxes next to each section with the following written options across the top:

INSP - NINSP - MAINT - MONIT - DEFIC

These are the definitions of these terms which may be selected:

INSP - INSPECTED: This term means the inspector visually observed the item, component, building element or structural element and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. The notation does not mean that the item is perfect but does meet a reasonable standard for the age of the building, system or component on the day of inspection.

NINSP - NOT INSPECTED: This term means that the inspector could not inspect the item, component, building element or structural element component on the day for the reason stated in the report, and may require further evaluation. These may also be items outside our terms and conditions, inaccessible or not functional.

MAINT - MAINTENANCE: This term means a item, component, building element or structural element appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

MONIT - MONITOR: This term means that the item, component, building element or structural element appears to be functioning as intended and capable of safe usage in its present condition; however, the item, component, building element or structural element needs to be monitored for the reasons set out in the report.

DEFIC - DEFICIENT: This term means that the item, component, building element or structural element did not respond to normal user controls or is a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Inspection Details

1. Attendance

In Attendance: Agent present
Owner present
Fully Participated
No other parties present at inspection.

2. Occupancy

Occupancy: Occupied - Furnished
The utilities were on at the time of inspection.
Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

3. Property Information

Materials:

This report is not a certificate of compliance for council regulations, ordinance or by-laws, or correct boundary placement.

This report does not cover the detection and identification of illegal or unauthorised building, plumbing or electrical work.

The house orientation is North facing

4. Structural Style

Materials: The house is a detached, double storey, double brick, tiled roof home with a triple garage.

Structural Summary

1. Summary

Materials:

As requested, I have conducted a visual pre purchase structural PLUS building inspection of the residence. The inspection and this report has been undertaken in accordance with the Perth Property Inspections Terms & Conditions. Terms and conditions are advertised on Perth Property Inspections website.

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

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

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

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

Internal Areas

Internal areas consist of all other internal areas other than bathrooms, kitchen and laundry which are covered in other areas in this report. Internal areas usually cover bedrooms, study, hallways, living areas, foyer and garage. The inspector is performing a visual inspection of all exposed walls, ceilings and floors. Doors and windows will also be investigated for damage and normal operation. This inspection will report on visible damage, wear and tear, and moisture problems if seen. Personal items in the rooms may prevent the inspector from viewing all areas, as the inspector will not move personal items including furniture, linen or cupboard contents, carpet and rugs. We also do not comment on cosmetic deficiencies.

1. Floors Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Materials: Carpet to bedrooms, media room, lounge, formal dining, study and all of first floor noted.

Ceramic tile to wet areas noted.

Cork tile flooring to entry, hallways, meals, family and kitchen noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



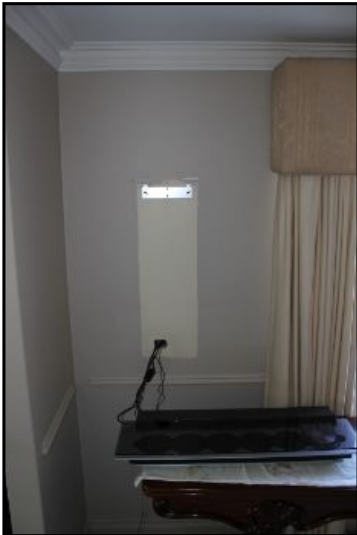
2. Wall Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Materials: Painted rendered plaster walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Settlement cracking in the wall finish noted. This is minor maintenance work and is probably caused by settlement of the structure over time.
- Some areas where fixtures have been removed are unpainted and need to be repainted.



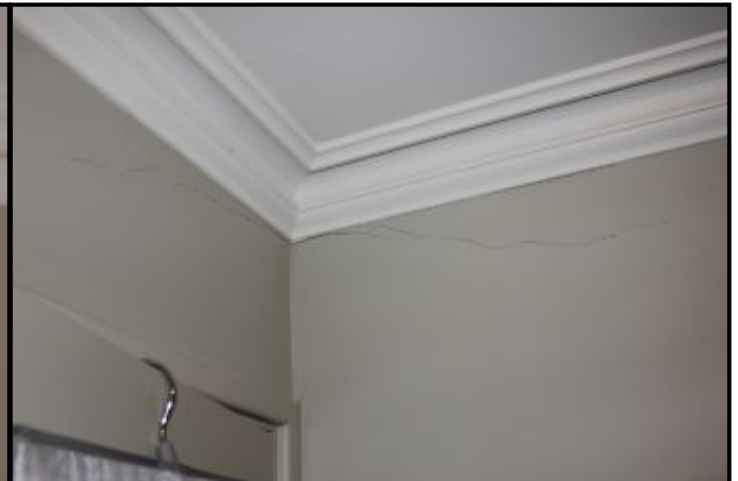
Dining room wall patch needs painting



Media room patch in wall needs painting



Typical settlement cracks noted throughout. Not structural



Typical settlement cracks noted throughout. Not structural



Cracked tile to bathroom wall

3. Ceiling Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Materials: There are plasterboard ceilings to first floor and garage noted.

There are rendered concrete ceilings to ground floor noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Settlement cracking in the ceiling finish is noted. This is minor maintenance work and is probably caused by settlement of the structure over time.



4. Window Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Materials: Aluminum framed sliding window noted.

Aluminum framed awning window noted.

Observations:

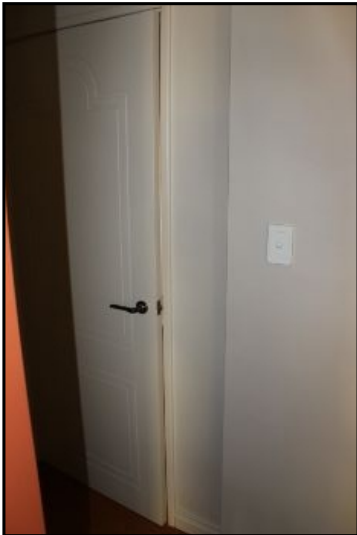
- The windows that were tested, are functional.

5. Doors

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Observations:

- No major system safety or function concerns noted at time of inspection.
- The main bedroom double doors and the hallway door were binding. The hinges need to be adjusted so the door will close properly.
- Bedroom door furniture is loose and needs to be secured.



Hallway door is binding and is hard to shut



Double door to main bedroom are binding together and can not be closed



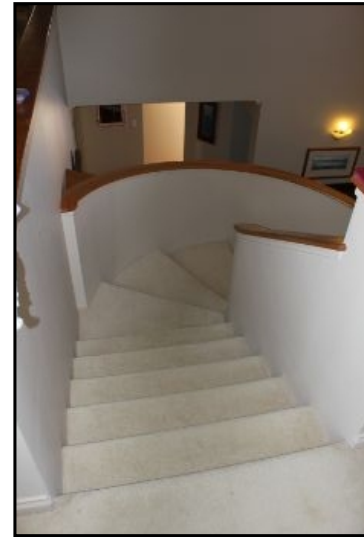
Door handle to bedroom is loose

6. Stairs & Handrail

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Carpet covered concrete staircase with solid wall balustrade and timber handrail noted.



7. Window-Wall AC or Heat

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- There was a split system air conditioner located in the ground floor family room.
- The air conditioning unit responded to normal operator controls.



Split air-con to ground floor family room

Kitchen

In regards to gas, plumbing or electrical it should be noted that we are not licensed plumbers or electricians and any comments made are not that of a plumber or electrician.

Any testing that is done on plumbing and electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring or plumbing of these items.

We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or not when dealing with gas, plumbing and electrical matters.

1. Cabinets

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Laminate doors and panels noted.
- Appeared functional and in satisfactory condition, at time of inspection.



2. Bench Tops

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Reconstituted stone tops noted.
- There is normal wear noted for the age of the bench tops.



3. Sinks

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Kitchen has a Stainless steel - under mounted sink.
- Water mixer tap noted
- Appeared functional at time of inspection.



4. Cook top condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Gas cook top noted.
- All burners operated when tested.



In line cooktop gas valve

5. Rangehood Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- The rangehood operated when tested.



6. Oven

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Electric Oven noted
- Oven operated when tested.



7. Plumbing

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Appears functional.



Bathroom

Bathrooms can consist of many features from spa tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note: Australian Standards C4.2 State: In cases where services have not been used for some time prior to the inspection being carried out, such conditions may inhibit the detection of defects such as dampness caused by water leaks.

1. Cabinets

INSP NINSP MAINT MONIT DEFIC

✓				
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Observations:

- Appeared functional, at time of inspection.
- Vinyl rap moulded doors and panels noted.



2. Bench Tops

INSP NINSP MAINT MONIT DEFIC

✓		✓		
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Observations:

- Granite tops noted.
- There is normal wear noted for the age of the bench tops.
- Granite bench top appears to not have been caulked when installed. Recommend sealing with silicone along entire length of bench. This prevents water leaks from spills damaging the cabinets.



Bench top needs re-caulking between bench top and tile.

3. Sinks

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Observations:

- Ceramic vanity basin noted.
- Hot & cold water taps and spout noted.
- Appeared functional at time of inspection.
- MAINTENANCE: Ensuite vanity basin is cracked and should be replaced.



Ceramic vanity basin is cracked.

4. Plumbing

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Appears functional.



5. Exhaust Fan

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Observations:

- The bath fan was operated and no issues were found.
- Ensuite fan grill was blocked with dust and needs to be cleaned to maintain efficiency.



Fan grill is blocked and needs cleaning

6. Showers

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- ****SHOWER BASE****
- Tiled shower base noted.
- Appears functional.
- ****SHOWER TAPS****
- Hot and cold water taps noted.
- Appears functional
- ****SHOWER DOORS****
- Glass shower screens noted.
- Appears functional.





Moisture test to showers

7. Bath Tubs

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Observations:

- Plastic bath tub noted.
- Hot & cold water taps and a spout noted.
- Appears functional
- Cracked tile noted of bath hob.



Crack tile on bath hob

8. Toilets

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Observed as functional when tested.



Laundry

1. Cabinets

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Laminate doors and panels noted.
- Appeared functional and in satisfactory condition, at time of inspection.



2. Bench Tops

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Laminate tops noted.
- There is normal wear noted for the age of the bench tops.

3. Wash Basin

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Corian surface mounted basin noted.
- Water mixer tap noted.



4. Plumbing

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Appears functional.



Electrical

Compulsory RCDs (Safety Switches) for Residential Properties

New legislation came into effect on 9 August 2009 by the West Australian state government to enforce owners and landlords to install two RCDs to each residential property if one or both are not in existence.

Owner-occupied residents will require the installation to occur prior to the transfer of the title.

In the case of a rental property the installation will be required prior to entering into a tenancy agreement with a new tenant or making the property available for rent, lease or hire. This legislation also applies to switchboards servicing common property.

Compulsory Mains Powered smoke Alarms

New legislation came into effect on 1st October 2009 by the West Australian state government to enforce owners and landlords to install hard wired smoke alarms to all residential properties being sold or made available for lease.

Battery operated smoke alarms will no longer be sufficient.

Where a hard wired alarm cannot be fitted –such as flats or units with concrete ceilings –long life lithium battery operated smoke alarms must be installed.

Smoke alarms must be installed in each level of a building on or near the ceiling or in the area of the stairway according to Australian Building Codes 3.7.21

(a) any storey containing bedrooms –

(i) between each part of the dwelling containing bedrooms and the remainder of the dwelling and
(ii) where bedrooms are served by a hallway –in that hallway, and

(b) any other storey not containing bedrooms.

All electrical contractors who install hard-wired smoke alarms will be required to place a sticker in the switchboard advising the work performed.

Disclaimer:

In regards to gas, plumbing or electrical it should be noted that we are not licensed plumbers or electricians and any comments made are not that of a plumber or electrician.

Any testing that is done on plumbing and electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring or plumbing of these items.

We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or not when dealing with gas, plumbing and electrical matters.

1. Electrical Panel

INSP	NINSP	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location: There is an underground service lateral noted.

Location: Sub Panel Location: • Located in the hallway to the garage.

Observations:

• Only one safety switch was installed. It is a requirement that two safety switched be installed.



2. Power Points

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Note : We do not disconnect electronic equipment to test the powerpoints. An electric meter is used to test the correct wiring of powerpoints and to trip the safety switch. No problems were found at time of inspection.



Power point is loose and off the wall.

3. Lights & switches

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- The lights are tested using the appropriate switch for the room. At the time of the inspection all lights that were tested appeared to be in working condition.
- Light fitting to the deck is corroded and needs replacement.
- Light fitting to the external garage wall has broken glass and needs replacement.



Deck downlight is corroded and needs replacement



Rear garage light glass broken

4. Smoke detectors

INSP	NINSP	MAINT	MONIT	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The smoke detector located upstairs is an old style and has no test button and should be replaced. The location does not offer adequate protection to first floor bedrooms. There is no smoke detector located near the bedroom on the ground floor. It is a requirement that a smoke detector is installed.

Air Conditioner

1. Air Conditioner Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Materials: The air conditioner is located on the roof.
Materials: Evaporative air conditioning.
Observations:
• The limit of testing for the air conditioner is turning the system on and checking that air is flowing into each of the rooms that has a vent. The ducting within the internal roof space is also checked for leaks.
• At the time of the inspection the air conditioner appeared to be functioning.
• Air conditioning systems should be regularly inspected every 12 months.
Check with owner as to the service history and if necessary have the system serviced by an appropriately qualified service agent.



Hot water system

1. Water Heater

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- A gas storage hot water system is noted.
- Testing of the hot water system is limited to checking that there is hot water available at the internal hot water taps. We do not check the temperature of the hot water.
- The water heater is functional.
- The manufacture date of the hot water system is 21/3/03.



Gas Main

1. Gas main

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Garage

1. Garage Door Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Materials: One - double powdercoated metal automatic roller door noted. •
One - single, powdercoated metal manual roller doors noted.

Observations:

- No deficiencies observed.



2. Garage Opener Status

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Appeared functional using normal controls, at time of inspection.



Roof

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine if a roof is watertight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

1. Roof Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Materials: Roofing is pitched with gables and valleys noted.

Materials: Terracotta tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Barge tiles fixings have come loose and should be nailed back into position.



Loose and missing nails to barge tile



2. Facia, Gutters & Downpipes

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- No major system safety or function concerns noted at time of inspection.
- The gutters should be regularly cleared of debris to ensure the proper flow of water from the roof.

3. Flashing

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- The roof flashing, where visible, appears to be in satisfactory condition.

Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.



Internal Roof Space

Inspection of the roof space is limited to areas accessible to the inspector. Areas restricted include eaves due to the low pitch. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Our inspection does not warrant or guarantee the roof against leakage.

1. Access

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- ****Location of access****
- Access at hallway ceiling.



2. Structure

INSP	NINSP	MAINT	MONIT	DEFIC
✓				✓

Observations:

- The roof is a conventional timber frame construction and is in a sound overall condition.
- There is an underpurlin which has a split end and so the fixings are no longer supporting the underpurlin. This underpurlin needs to have a strut support installed or the underpurlin needs to be fixed back to the hip rafter using a steel bracket or other fixing method.



Underpurlin is unsupported



No support to underpurlin



3. Insulation Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Materials: Fiberglass batts noted.
Observations:
• Insulation depth of 100mm - R2.5



Foundation

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downpipes that discharge stormwater away from the building.

Settlement or "hairline" cracks in drives, walks or even foundations are normal for properties of any age.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

1. Slab Foundation

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Concrete slab not visible due to floor coverings.
- No deficiencies were observed at the visible portions of the structural components of the home.

2. Foundation Perimeter

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. This manifests in the building fabric by cracking or causing windows and doors not to operate efficiently. The inspector found no evidence of foundations damage.

Exterior Areas

1. External Doors

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- The hinge to the front door is missing two screws.



Front door is missing hinge screws

2. External Windows

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Components appeared in satisfactory condition at time of inspection.

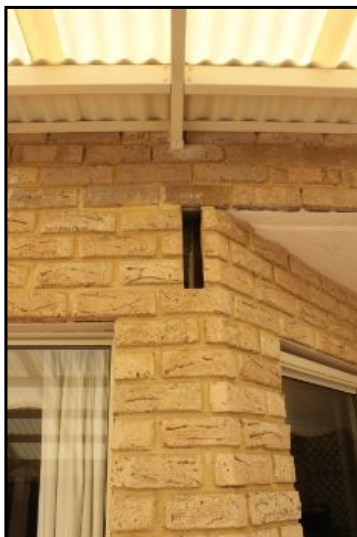
3. External Wall Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Materials: Double brick walls.

Observations:

- No major system safety or function concerns noted at time of inspection.
- The rear wall under the patio has had some bricks cut out of it. This hole should be sealed to stop pests from entering the house.



Hole cut into rear wall under patio



Hole cut into rear wall.

4. Eaves

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

5. Exterior Paint

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- Peeling paint and surface rust noted on downpipes and window lintels. To extend the life of these components these areas should be treated with a rust preventer and re-painted.



Downpipes need painting



Steel window lintels have surface rust



Paint is peeling off downpipes

6. External deck & balustrade

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Observations:

- There were no major issues or safety concerns with the external decks and balustrade.
- The timber panelling to the deck ceiling is fading and needs to be re-sealed to extend the life of the panelling



Timber roof of deck needs re-sealing

Grounds

1. Driveway and Path Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Materials: Paved driveway & paths noted

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.



2. Grading

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Observations: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home.

The exterior drainage is generally away from foundation.

MAINTENANCE: On the right side of the house the garden soil falls towards the house. This garden should direct water away from the footings.





Grading should fall away from the footings

3. Fence or retaining wall condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓		✓		

Materials: Powdercoated steel fencing

Brick rendered retaining walls

Observations:

- No major system safety or function concerns noted at time of inspection.
- Retaining wall rendered needs patching and re-painting



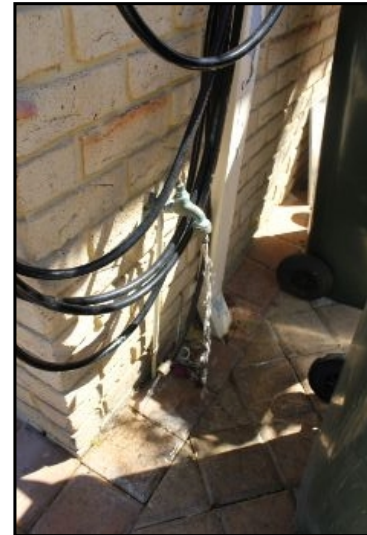
4. Exterior Tap Condition

INSP	NINSP	MAINT	MONIT	DEFIC
✓				

Location: Front and rear of structure.

Observations:

- Appears Functional.



Thank You

Perth Property Inspections would like to thank you for selecting us to do your property inspection and report.

Please be assured that if you have any questions at all about the inspection or anything that I have mentioned in the report you can call me to discuss it. I want to reassure you that you will receive the advice you need to help the property purchase proceed as smoothly as possible.

Word of mouth is my best marketing tool so if you are happy with the service I have provided please tell your family and friends. If there is something that you are not totally satisfied with please let me know. If you are happy with my service could you please send me a one or two line testimonial that I will post on my website.

Regards

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