

Peace of Mind Home Inspections, trading as

# PEACE OF MIND HOME INSPECTIONS

26 Moore Street  
SOMERTON PARK SA 5044

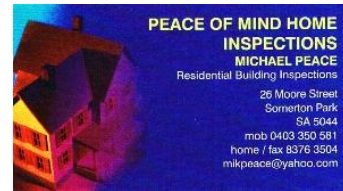
Phone: (08)8376-3504

Fax: (08)8376-3504

Mobile: 0403-350-581

Email: mikpeace@yahoo.com

ABN: 40286068234



Peace of Mind Home Inspections  
Pre Purchase Building and Pest Inspections

## Residential Pre-purchase Inspection Report

Date of inspection: Monday, 24 June 2013 09:00 AM

Prepared within the limitations and conditions specified in  
Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings



Property address

HOVE SA 5048

Report prepared for

Sample report  
UNKNOWN SUBURB

Client's contact details

Real estate agent's details

Name  
Company  
Mobile

Type of inspection report

Standard Inspection, Complete

Persons present

Weather conditions

Inspector

Michael Peace, Building Inspector, Carpenter / Supervisor  
Housesafe licensed HS / 0113

# Disclaimer

You acknowledge that this disclaimer forms an integral part of the report. This report is not an all encompassing document dealing with the building from every aspect. It seeks to identify obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant can relate to the age and type of the building inspected. This is not a structural report. For advice of a structural nature contact a structural engineer. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection.

This report is not a certificate of compliance of the property under any act, regulation, ordinance, local law or by-law. It is not a warranty against problems developing with the building in the future. This report does not include the detection and identification of unauthorised or illegal building, plumbing or electrical work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent not listing each one.

This is a visual inspection only, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of Inspection. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. 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 does not 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 invasive procedures. Visible timbers were not destructively probed or hit. The inspection does not cover areas where access was denied or unavailable to the inspector or defects that may have been concealed or where the identification of a defect may be subject to the prevailing weather conditions or to patterns of use or occupancy of the property. It does not cover 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; seepage; swimming pools/spas; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are regulated by statute. Where within the competency of the inspector and upon request, specific matters may be covered under the terms of a Special-purpose Property Report.

**ASBESTOS:** No inspection or testing for asbestos was done 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 it may be noted in the report. Buildings built prior to 1986 commonly have materials that contain asbestos and buildings built up until the early 90s may contain some asbestos. Where in any doubt, the material should be assumed to contain asbestos unless testing determines otherwise and you should consider obtaining advice from an asbestos expert. Sanding, drilling, cutting, removing sheeting or disturbing products containing Asbestos that results in releasing airborne asbestos fibers is a health risk.

**MOULD:** No inspection for mould was done 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 report. If you are concerned as to the possible health risk resulting from any mould you should seek advice from a relevant expert.

**COSTING ADVICE:** *Australian Standard AS 4349.1 - 2007 excludes provision of costing advice.* Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. Independent quotes should be obtained if costs of defects is of significance in negotiations on the purchase of a property as well as prior to any work being done. No liability is accepted for costing advice.

**DISPUTE/CLAIM PROCEDURE:** To make a claim in relation to the inspection, either party shall give written notice of the matter to the other party within 90 days of the inspection. If the claim/dispute is not resolved within 21 days from the service of the written notice, either party may refer it to a mediator nominated by us and costs shall be shared. Should the dispute not be resolved by mediation then either party may refer it to the Institute of Arbitrators and Mediators of Australia to appoint an arbitrator to resolve the claim. The arbitrator shall determine costs that each party is to pay.

**THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense whatsoever, suffered or incurred by anyone relying on this report other than the Client named on the face page of this report and only then if the invoice for the inspection has been paid in full.

No Agreement Obtained/Signed



Michael Peace

Sample report

## Building Construction & General Access Limitations

### Construction-Original House

Year Built	1925 (Approximate) Estimated from style of building
Number of Stories	1
Type of Building	Freestanding house
Footings	Concrete strip footings
Flooring	Particle board, Strip timber
Wall Framing	Timber frame
External Walling	Semi-articulated masonry
Internal Walling	Plastered, Semi-articulated masonry
Windows	Aluminium framed, Timber framed
Roof Framing	Conventional timber framing, Skillion
Roof Cladding	Metal tiles over corrugated iron

### General Access Limitations

#### External

- Garage wall on boundary

#### Internal

- Stored furniture
- Stored boxes etc
- House was full of owners furniture and stored goods

#### Roof Void

- Pest damage to roofing timbers making access unsafe

#### Under Floor

- Underfloor access not found

## Explanation of codes used in the inspection report

### Defect types

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration, Damp related	Moisture is present in unintended or unexpected locations.
D	Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

### Defect Significance

Significance Code	Significance Description	Significance Explanation
MA	Major	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.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

### Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage category
Hairline cracks.	≤ 0.1 mm	0
Fine cracks that do not need repair.	≤ 1.0 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	≤ 5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather tightness often impaired.	> 5.0 mm, ≤ 15.0 mm (or a number of cracks 3.0 mm or more in one group).	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	> 15.0 mm, ≤ 25 mm but also depends on number of cracks.	4

## Defects recorded during inspection

### Interior - Bathroom

Ceilings & cornices      Mould      Safety Hazard      Type: C



Walls      Wallpaper peeling      Minor Defect      Type: C

Floors      Cracked tiling      Minor Defect      Type: A

Windows      Water staining      Minor Defect      Type: C

*Sand back and repaint the internal timber sill*

Light switches      Switch plate cracked/split      Minor Defect      Type: A

Shower tiles      Sealant missing      Minor Defect      Type: F

*There was some damp detected behind the tiles under the bath taps and in the first few rows of tiles above the bath, we recommend taking off the taps and sealing between the tile and the tap to prevent moisture from running down the wall behind the tile. A plumber could also be consulted to pressure test the pipes for a potential leak within the walls if damp leaks become evident in the adjacent walls. The junction between the wall and bath is grout which should be removed and mould resistant caulk installed as the grout may crack and leak water behind the wall tiles.*

Bath taps      Water hammer      Minor Defect      Type: C

Wash basin taps      Water hammer      Minor Defect      Type: C

### Interior - Bedroom 1

Walls      Roughly finished crack repairs      Minor Defect      Type: B

Floors      Dampness and damp damage      Further Investigation      Type: C

*The room was full of scattered clothes which hindered the inspection and the room smelt musty.*

Light switches      Light not working      Minor Defect      Type: A

*The light fitting has dropped down slightly*

Light switches      Switch plate cracked/split      Minor Defect      Type: A

Chimney      Cracked hearth      Minor Defect      Type: A

*some bricks in the hearth were broken / chipped*

### Interior - Bedroom 2

Ceilings & cornices      Defective lining      Minor Defect      Type: A

*The polystyrene ceiling has dropped down slightly at the joints in areas*

Walls	Cracking - category 1	Minor Defect	Type: A
Walls	Roughly finished crack repairs	Minor Defect	Type: B
Floors	Spring and bounce	Further Investigation	Type: A
Windows	Decaying frames and sashes	Minor Defect	Type: A
<i>Some window sash joinery has opened up at the joints in areas, I recommend sanding back and repairing all timber windows and frames and painting with 2coats of paint to ensure the longevity of all timbers</i>			
Doors and frames	Damaged doors <i>Minor split in the door</i>	Minor Defect	Type: A

### Interior - Bedroom 3

Ceilings & cornices	Defective lining	Minor Defect	Type: A
<i>The polystyrene ceiling has dropped down slightly at the joints in areas</i>			
Floors	Spring and bounce	Further Investigation	Type: A
<i>Floor was uneven and creaked and had a slight spring in areas.</i>			
Windows	Sash operation	Further Investigation	Type: E
<i>The window was locked</i>			
Doors and frames	Binding doors	Minor Defect	Type: F
<i>The door catches on the carpet at the bottom</i>			

### Interior - Dine

Ceilings & cornices	Poor joint flushing	Minor Defect	Type: F
Walls	Roughly finished crack repairs	Minor Defect	Type: B
<i>A plaster crack has visibly been patched and is drummy above the lounge door</i>			
Floors	Surface damage	Minor Defect	Type: A
<i>Carpet is aged, stained and worn at the edges in the doorways</i>			

### Interior - Kitchen

Ceilings & cornices	Poor joint flushing	Minor Defect	Type: F
<i>The skylight plasterboard edges have not been flushed.</i>			
Walls	Cracking - category 1	Minor Defect	Type: A
Walls	Damp - falling	Major Defect	Type: C
<i>Damp in the walls under the sink possibly from the leaking cold tap</i>			



**Damp stains under sink**

Walls	Roughly finished crack repairs	Minor Defect	Type: B
Cupboards	Water damage	Minor Defect	Type: C
Taps	Leakage at tap	Major Defect	Type: C

### Interior - Laundry

Ceilings & cornices	Cornice corner separation/splitting	Minor Defect	Type: A
Walls	Cracking - category 2	Minor Defect	Type: A

*Some areas of plaster are missing near where the old hot water service was removed.*

Walls	Damp - rising	Further Investigation	Type: C
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*Damp was detected in the west laundry wall which may be from rising damp, a water leak in the pipe work (have a plumber pressure test the pipes) , damp via the adjacent concrete floor or even due to a leak from the holes in the outside steel gable cladding which has rusted holes (a rising damp specialist such as tech dry could do a more invasive inspection to determine a cause and fix the issue)*



**high damp readings**

**eroded plaster**

Windows	Sash operation	Major Defect	Type: E
Trough cabinet/cupboard	Corroded generally	Major Defect	Type: D
Trough taps	Leakage at tap	Major Defect	Type: C

*The window would not lock shut properly*

*The hot tap leaks which has caused damp in the walls below and the trough to rust out at the base.*

### Interior - Lounge



Walls	Roughly finished crack repairs	Minor Defect	Type: B
<i>A plaster crack has visibly been patched and is drummy above the dining room door. The skirting has termite damage in areas</i>			

Floors	Squeaking	Further Investigation	Type: A
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Chimney	Loose mantle piece	Minor Defect	Type: A
<i>Some slate has fallen off next to the fireplace</i>			

### Interior - Passages

Floors	Squeaking	Minor Defect	Type: A
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### Interior - Separate WC

Walls	Loose skirtings	Further Investigation	Type: A
<i>Some timber quad along the door frames were eaten away by termites.</i>			

Windows	Sash fittings and hardware	Minor Defect	Type: A
<i>The handle on the keeper mechanism is broken</i>			

Light switches	Light switch damaged	Minor Defect	Type: A
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WC Cistern	Did not flush properly	Further Investigation	Type: E
<i>Did not flush down toilet paper in 2 attempts (Note that this paper was already in the wc and was not put there by the inspector)</i>			

WC wash basin taps	Tapware worn	Minor Defect	Type: F
<i>There was no cold tap handle?</i>			

### Interior - Family Room

Ceilings & cornices	Defective lining	Further Investigation	Type: A
<i>The main exposed timber beam has termite damage and may be structurally unsound (further invasive investigation is required by a licensed builder or structural engineer). Poor patching near the chimney flue.</i>			

Walls	Defective lining	Minor Defect	Type: A
<i>The tiles on the fire wood storage box are broken away and chipped in areas</i>			

Walls	Roughly finished crack repairs	Minor Defect	Type: A
<i>poor visible flushing in areas remains unpainted (above sliding door)</i>			

Floors	Damage	Further Investigation	Type: A
<i>termite damage visible under the carpet in areas</i>			

Windows	Glazing seals	Minor Defect	Type: A
<i>The window on the west side may leak</i>			

Doors and frames	Loose or badly fitting doors	Minor Defect	Type: E
<i>The glass sliding door slides rough</i>			

### Exterior - Front Elevation

Walling

Cracking - category 3

Further Investigation Type: A

*There are cracks up to category 3 in areas in the external walls throughout the house (above the bedroom 2 window especially), a structural engineer or cracking expert could be consulted before the cracks are repaired by a painter to reduce the likelihood of the cracks re-appearing again they may recommend installing systems such as control joints in the walls or underpinning, concrete footpaths to reduce subsidence and installing a proper stormwater system amongst other things.*



Walling

Damp - rising

Further Investigation Type: C

*There is no damp proof course (DPC) installed as was typical in this era of construction, this may lead to rising damp issues in the outside and inside wall masonry, there is damp detected in some areas in the walls with only bubbled paint as visible damage at this stage( a company such as Tech dry can inject a silicone damp proof course if rising damp damage becomes a damage causing issue in the future).*



Walling

Rotation/out of vertical

Major Defect

Type: B

*The front porch has high damp in the masonry walls, leaning columns and posts, rotten timber windows on the west side and poor roof cladding*



Sills	Cracked sill masonry	Minor Defect	Type: A
Under floor ventilation	Obstructed under floor vents	Major Defect	Type: D



Patio/veranda	Window canopies	Safety Hazard	Type: A
<i>The window canopies are in very poor condition and should be removed before they fall down</i>			
Perimeter paths	Uneven pavers	Safety Hazard	Type: B

### Exterior - Rear Elevation

Walling	Cracking - category 1	Minor Defect	Type: A
Walling	Damp - falling	Further Investigation	Type: C

*There was high damp detected unusually high up in the walls on the west side which may be from rain leaking from the holes in the gable cladding which has rusted out along the bottom and should be replaced asap to prevent more moisture issues in the masonry walls.*



Walling	Damp - rising	Further Investigation	Type: C
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*The damp proof course has been breached which may enable undetectable termite entry and allow rising damp into the masonry (a pre purchase timber pest inspection is highly recommended)*

Walling	Damp course breached	Major Defect	Type: F
Walling	Damp course missing	Major Defect	Type: F

*A damp proof course was not installed as was common for this era of construction. A rising damp company can be consulted if damp starts to cause brick and / or mortar erosion to install a silicone barrier as a damp proof course.*

Patio/veranda	Insufficient clearances under post bases	Minor Defect	Type: F
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*The timber posts are susceptible to termite attack and fungal decay as they are at the paving level.*



Patio/veranda

Pergola

Minor Defect

Type: F

*Some timbers used in the pergola are pinus radiata which is not used for external applications as it is not water or termite resistant.*

Perimeter paths

Path breaching damp course

Major Defect

Type: F

*When the path is at or above the damp proof course, termites may be able to enter the walls under the damp proof course unnoticed. Since 1995 Australian standards recommend that there must be 75mm of concrete slab exposed between any footpaths and the plastic damp proof course to allow inspection for termites. This house has less than 75mm in most areas, (consult a termite specialist to consider installing a termite prevention system to negate this issue). It may also allow damp to penetrate the bricks as shown in the photo below.*



**Roof - Roof Exterior**

Roof iron

Aluminum pressed tile-look sheets over corrugated roof iron

Major Defect

Type: A

*The tin tiles are dented in most areas and have some rust spots and some are loose. I could not inspection the iron sheeting under the tin tiles.*



Paint peeling on most external timber

Dented tiles

Roof shingles

Damaged cappings

Major Defect

Type: A

Some missing capping's may lead to rain entering the roof space and causing damage



Missing cappings in areas

Valleys

Corrosion in valleys

Minor Defect

Type: D

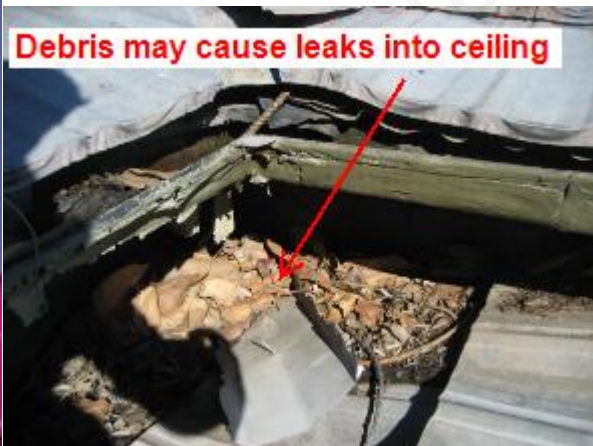
Valleys

Tree debris over valleys

Minor Defect

Type: E

Clean out all gutters etc as leaves may cause box gutters or flashings to overflow into the ceiling below.



Debris may cause leaks into ceiling

Guttering

Leakage in gutters evidenced by fascia rot/deterioration

Major Defect

Type: D

Gutters appear to have rust and will require replacing in the near future, the garage gutters are very poor.

Down pipes

Not connected to storm water system

Major Defect

Type: F

Down pipes dropping water at the footings can lead to subsidence, masonry cracking in the walls, rising damp and may also encourage termite attack as they like water sources near the dwelling. All downpipes should be connected to a proper storm water system.



Fascias	Fascia painting warranted	Minor Defect	Type: D
Fascias	Rot at fascias ends	Major Defect	Type: D

*The rear family room fascia has fungal decay as does the timber scotia*



Barges & gables	Timbers weathered	Major Defect	Type: D
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*Most extremal timbers require sanding back and re-painting.  
The gables are in very poor condition with rusted tin cladding and timber battens loose and rotten in areas.*

**Roof - Roof Void**

Roof covering	Sarking deteriorated and not effective as a vapor barrier	Minor Defect	Type: A
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*The sarking covered the roof iron which meant I could not check the roof sheet integrity from underneath.*



Roof framing                      Timber pest damage to framing                      Safety Hazard                      Type: A

*Many of the ceiling timbers have either been replaced or damaged by termites, a licensed builder will need to do a thorough invasive inspection to determine how much damage they have done and to decide what timbers require replacement.*



Vermin                      Rodent droppings                      Further Investigation                      Type: D

Roof insulation                      No roof insulation                      Minor Defect                      Type: F

Roof wiring                      Substandard wiring                      Safety Hazard                      Type: F

*Some downlights were next to timber joists which may be a fire hazard and should be looked at by a licensed electrician*

**Sub-Floor - Sub-Floor Space (Not Assessed)**

**Site - Site Management**

Roof water disposal                      Roof water discharges direct to ground by or close to the footings                      Major Defect                      Type: F

*Some down pipes are not connected to a stormwater system and therefore drop water at the footings which can encourage termites into the area and cause subsidence, cracking in the structure and rising damp, all down pipes must be connected to a proper storm water system.*

Roof water disposal                      Storm water system blocked                      Major Defect                      Type: C

*The rear yard paved area near the family room had a large puddle around the drain (which is probably blocked)*

**Site - Grounds**

Property fencing                      Corroded fencing                      Minor Defect                      Type: D

*Soil against the fence increase the rate of rust in the steel, remove the soil from against the fence sheets.*



Property fencing

Missing fencing

Minor Defect

Type: A

*both side fences have missing or damaged timber palings*

Property fencing

Rotted fencing

Major Defect

Type: D

*The front fence has fallen over as the posts appear rotten at the base*



**Site - Vehicle facilities**

Carport

Damaged cladding

Major Defect

Type: A

*The fascia has been eaten away by termites, and the store room has termite mudding in areas and an uneven ceiling. The gutters are severely rusted. category 2 cracking in the masonry in areas with rising damp.*

*The rear of the shed has a lean to with an under size post as pictured below.*

*The downpipe to stormwater connection has snapped*



undersize post



termites have destroyed this fascia





## Further due diligence recommended

- Air conditioning system inspection
- Asbestos report
- Building inspection to under-floor areas
- Building inspection to inaccessible roof void
- Building inspection to concealed areas
- Chimney/flue inspection
- Council approvals and conditions
- Drainage & seepage assessment
- Easement search
- Electrical compliance inspection
- Electrical safety inspection
- Encumbrance search
- Fungus & mould inspection
- Fixed appliance inspection
- Engineer report - cracking
- Hot water service inspection
- Plumber's report on compliance
- Property boundary survey
- Timber pest inspection

## Summary

### FI - Further Investigation

#### Interior > Bedroom 1 > Floors > Dampness and damp damage

The room was full of scattered clothes which hindered the inspection and the room smelt musty.

#### Interior > Bedroom 2 > Floors > Spring and bounce

#### Interior > Bedroom 3 > Floors > Spring and bounce

Floor was uneven and creaked and had a slight spring in areas.

#### Interior > Bedroom 3 > Windows > Sash operation

The window was locked

#### Interior > Family Room > Ceilings & cornices > Defective lining

The main exposed timber beam has termite damage and may be structurally unsound (further invasive investigation is required by a licensed builder or structural engineer). Poor patching near the chimney flue.

#### Interior > Family Room > Floors > Damage

termite damage visible under the carpet in areas

#### Interior > Laundry > Walls > Damp - rising

Damp was detected in the west laundry wall which may be from rising damp, a water leak in the pipe work (have a plumber pressure test the pipes) , damp via the adjacent concrete floor or even due to a leak from the holes in the outside steel gable cladding which has rusted holes (a rising damp specialist such as tech dry could do a more invasive inspection to determine a cause and fix the issue)

#### Interior > Lounge > Floors > Squeaking

#### Interior > Separate WC > Walls > Loose skirtings

Some timber quad along the door frames were eaten away by termites.

#### Interior > Separate WC > WC Cistern > Did not flush properly

Did not flush down toilet paper in 2 attempts (Note that this paper was already in the wc and was not put there by the inspector)

#### Exterior > Front Elevation > Walling > Cracking - category 3

There are cracks up to category 3 in areas in the external walls throughout the house (above the bedroom 2 window especially), a structural engineer or cracking expert could be consulted before the cracks are repaired by a painter to reduce the likelihood of the cracks re-appearing again they may recommend installing systems such as control joints in the walls or underpinning, concrete footpaths to reduce subsidence and installing a proper stormwater system amongst other things.

#### Exterior > Front Elevation > Walling > Damp - rising

There is no damp proof course (DPC) installed as was typical in this era of construction, this may lead to rising damp issues in the outside and inside wall masonry, there is damp detected in some areas in the walls with only bubbled paint as visible damage at this stage( a company such as Tech dry can inject a silicone damp proof course if rising damp damage becomes a damage causing issue in the future).

#### Exterior > Rear Elevation > Walling > Damp - falling

There was high damp detected unusually high up in the walls on the west side which may be from rain leaking from the holes in the gable cladding which has rusted out along the bottom and should be replaced asap to prevent more moisture issues in the masonry walls.

#### Exterior > Rear Elevation > Walling > Damp - rising

The damp proof course has been breached which may enable undetectable termite entry and allow rising damp into the masonry (a pre purchase timber pest inspection is highly recommended)

#### Roof > Roof Void > Vermin > Rodent droppings

### MA - Major Defect

#### Interior > Kitchen > Walls > Damp - falling

Damp in the walls under the sink possibly from the leaking cold tap

#### Interior > Kitchen > Taps > Leakage at tap

#### Interior > Laundry > Windows > Sash operation

The window would not lock shut properly

#### Interior > Laundry > Trough cabinet/cupboard > Corroded generally

**Interior > Laundry > Trough taps > Leakage at tap**

The hot tap leaks which has caused damp in the walls below and the trough to rust out at the base.

**Exterior > Front Elevation > Walling > Rotation/out of vertical**

The front porch has high damp in the masonry walls, leaning columns and posts, rotten timber windows on the west side and poor roof cladding

**Exterior > Front Elevation > Under floor ventilation > Obstructed under floor vents**

**Exterior > Rear Elevation > Walling > Damp course breached**

**Exterior > Rear Elevation > Walling > Damp course missing**

A damp proof course was not installed as was common for this era of construction. A rising damp company can be consulted if damp starts to cause brick and / or mortar erosion to install a silicone barrier as a damp proof course.

**Exterior > Rear Elevation > Perimeter paths > Path breaching damp course**

When the path is at or above the damp proof course, termites may be able to enter the walls under the damp proof course unnoticed. Since 1995 Australian standards recommend that there must be 75mm of concrete slab exposed between any footpaths and the plastic damp proof course to allow inspection for termites. This house has less than 75mm in most areas, (consult a termite specialist to consider installing a termite prevention system to negate this issue). It may also allow damp to penetrate the bricks as shown in the photo below.

**Roof > Roof Exterior > Roof iron > Aluminum pressed tile-look sheets over corrugated roof iron**

The tin tiles are dented in most areas and have some rust spots and some are loose. I could not inspect the iron sheeting under the tin tiles.

**Roof > Roof Exterior > Roof shingles > Damaged cappings**

Some missing capping's may lead to rain entering the roof space and causing damage

**Roof > Roof Exterior > Guttering > Leakage in gutters evidenced by fascia rot/deterioration**

Gutters appear to have rust and will require replacing in the near future, the garage gutters are very poor.

**Roof > Roof Exterior > Down pipes > Not connected to storm water system**

Down pipes dropping water at the footings can lead to subsidence, masonry cracking in the walls, rising damp and may also encourage termite attack as they like water sources near the dwelling. All downpipes should be connected to a proper storm water system.

**Roof > Roof Exterior > Fascias > Rot at fascias ends**

The rear family room fascia has fungal decay as does the timber scotia

**Roof > Roof Exterior > Barges & gables > Timbers weathered**

Most extremal timbers require sanding back and re-painting. The gables are in very poor condition with rusted tin cladding and timber battens loose and rotten in areas.

**Site > Site Management > Roof water disposal > Roof water discharges direct to ground by or close to the footings**

Some down pipes are not connected to a stormwater system and therefore drop water at the footings which can encourage termites into the area and cause subsidence, cracking in the structure and rising damp, all down pipes must be connected to a proper storm water system.

**Site > Site Management > Roof water disposal > Storm water system blocked**

The rear yard paved area near the family room had a large puddle around the drain (which is probably blocked)

**Site > Vehicle facilities > Carport > Damaged cladding**

The fascia has been eaten away by termites, and the store room has termite mudding in areas and an uneven ceiling. The gutters are severely rusted. category 2 cracking in the masonry in areas with rising damp. The rear of the shed has a lean to with an under size post as pictured below. The downpipe to stormwater connection has snapped

**Site > Grounds > Property fencing > Rotted fencing**

The front fence has fallen over as the posts appear rotten at the base

**MI - Minor Defect**

**Interior > Bathroom > Walls > Wallpaper peeling**

**Interior > Bathroom > Floors > Cracked tiling**

**Interior > Bathroom > Windows > Water staining**

Sand back and repaint the internal timber sill

**Interior > Bathroom > Light switches > Switch plate cracked/split**

**Interior > Bathroom > Shower tiles > Sealant missing**

There was some damp detected behind the tiles under the bath taps and in the first few rows of tiles above the bath, we recommend taking off the taps and sealing between the tile and the tap to prevent moisture from running down the wall behind the tile. A plumber could also be consulted to pressure test the pipes for a potential leak within the walls if damp leaks become evident in the adjacent walls. The junction between the wall and bath is grout which should be removed and mould resistant caulk installed as the grout may crack and leak water behind the wall tiles.

**Interior > Bathroom > Bath taps > Water hammer**

**Interior > Bathroom > Wash basin taps > Water hammer**

**Interior > Bedroom 1 > Walls > Roughly finished crack repairs**

**Interior > Bedroom 1 > Light switches > Light not working**

The light fitting has dropped down slightly

**Interior > Bedroom 1 > Light switches > Switch plate cracked/split**

**Interior > Bedroom 1 > Chimney > Cracked hearth**

some bricks in the hearth were broken / chipped

**Interior > Bedroom 2 > Ceilings & cornices > Defective lining**

The polystyrene ceiling has dropped down slightly at the joints in areas

**Interior > Bedroom 2 > Walls > Cracking - category 1**

**Interior > Bedroom 2 > Walls > Roughly finished crack repairs**

**Interior > Bedroom 2 > Windows > Decaying frames and sashes**

Some window sash joinery has opened up at the joints in areas, I recommend sanding back and repairing all timber windows and frames and painting with 2coats of paint to ensure the longevity of all timbers

**Interior > Bedroom 2 > Doors and frames > Damaged doors**

Minor split in the door

**Interior > Bedroom 3 > Ceilings & cornices > Defective lining**

The polystyrene ceiling has dropped down slightly at the joints in areas

**Interior > Bedroom 3 > Doors and frames > Binding doors**

The door catches on the carpet at the bottom

**Interior > Dine > Ceilings & cornices > Poor joint flushing**

**Interior > Dine > Walls > Roughly finished crack repairs**

A plaster crack has visibly been patched and is drummy above the lounge door

**Interior > Dine > Floors > Surface damage**

Carpet is aged, stained and worn at the edges in the doorways

**Interior > Family Room > Walls > Defective lining**

The tiles on the fire wood storage box are broken away and chipped in areas

**Interior > Family Room > Walls > Roughly finished crack repairs**

poor visible flushing in areas remains unpainted (above sliding door)

**Interior > Family Room > Windows > Glazing seals**

The window on the west side may leak

**Interior > Family Room > Doors and frames > Loose or badly fitting doors**

The glass sliding door slides rough

**Interior > Kitchen > Ceilings & cornices > Poor joint flushing**

The skylight plasterboard edges have not been flushed.

**Interior > Kitchen > Walls > Cracking - category 1**

**Interior > Kitchen > Walls > Roughly finished crack repairs**

**Interior > Kitchen > Cupboards > Water damage**

**Interior > Laundry > Ceilings & cornices > Cornice corner separation/splitting**

**Interior > Laundry > Walls > Cracking - category 2**

Some areas of plaster are missing near where the old hot water service was removed.

**Interior > Lounge > Walls > Roughly finished crack repairs**

A plaster crack has visibly been patched and is drummy above the dining room door. The skirting has termite damage in areas

**Interior > Lounge > Chimney > Loose mantle piece**

Some slate has fallen off next to the fireplace

**Interior > Passages > Floors > Squeaking**

**Interior > Separate WC > Windows > Sash fittings and hardware**

The handle on the keeper mechanism is broken

**Interior > Separate WC > Light switches > Light switch damaged**

**Interior > Separate WC > WC wash basin taps > Tapware worn**

There was no cold tap handle?

**Exterior > Front Elevation > Sills > Cracked sill masonry**

**Exterior > Rear Elevation > Walling > Cracking - category 1**

**Exterior > Rear Elevation > Patio/veranda > Insufficient clearances under post bases**

The timber posts are susceptible to termite attack and fungal decay as they are at the paving level.

**Exterior > Rear Elevation > Patio/veranda > Pergola**

Some timbers used in the pergola are pinus radiata which is not used for external applications as it is not water or termite resistant.

**Roof > Roof Exterior > Valleys > Corrosion in valleys**

**Roof > Roof Exterior > Valleys > Tree debris over valleys**

Clean out all gutters etc as leaves may cause box gutters or flashings to overflow into the ceiling below.

**Roof > Roof Exterior > Fascias > Fascia painting warranted**

**Roof > Roof Void > Roof covering > Sarking deteriorated and not effective as a vapor barrier**

The sarking covered the roof iron which meant I could not check the roof sheet integrity from underneath.

**Roof > Roof Void > Roof insulation > No roof insulation**

**Site > Grounds > Property fencing > Corroded fencing**

Soil against the fence increase the rate of rust in the steel, remove the soil from against the fence sheets.

**Site > Grounds > Property fencing > Missing fencing**

both side fences have missing or damaged timber palings

**SH - Safety Hazard**

**Interior > Bathroom > Ceilings & cornices > Mould**

**Exterior > Front Elevation > Patio/veranda > Window canopies**

The window canopies are in very poor condition and should be removed before they fall down

**Exterior > Front Elevation > Perimeter paths > Uneven pavers**

**Roof > Roof Void > Roof framing > Timber pest damage to framing**

Many of the ceiling timbers have either been replaced or damaged by termites, a licensed builder will need to do a thorough invasive inspection to determine how much damage they have done and to decide what timbers require replacement.

**Roof > Roof Void > Roof wiring > Substandard wiring**

Some downlights were next to timber joists which may be a fire hazard and should be looked at by a licensed electrician

**Features not assessed**

Sub-Floor > Sub-Floor Space

## Conclusion

When compared to other buildings of similar age, construction and style that have been reasonably well maintained, on the day of the inspection, it was the inspector's opinion that:

- The incidence of major defects was **HIGH**
- The incidence of minor defects was **HIGH**
- The incidence of safety issues was **HIGH**

Therefore the overall condition of this home, in context, was considered, on the day, to be: **BELOW AVERAGE**

Please note: This is a general overall appraisal only and cannot be relied upon on its own. The report must be read in its entirety.

### Explanation of conditions:

#### **HIGH**

The frequency and/or significance of defects were more than expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

#### **TYPICAL**

The frequency and/or significance of defects were consistent with that expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

#### **LOW**

The frequency and/or significance of defects were less than expected when compared to buildings of similar age, construction and style that have been reasonably well maintained.

#### **ABOVE AVERAGE**

The overall condition is better than that expected of homes of similar age, construction and style. Most items and areas are well maintained and show a reasonable standard of construction, materials and workmanship. General ongoing maintenance should suffice.

#### **AVERAGE**

The overall condition is consistent with that expected of homes of similar age, construction and style. There will be areas or items requiring some repairs or maintenance attention.

#### **BELOW AVERAGE**

The home and its parts show significant defects and/or very poor workmanship and/or long term neglect requiring extensive work or major repairs or reconstruction of major building elements. This work would be beyond that generally considered to be normal repair and maintenance.

## EXCLUSION OF ITEMS FROM INSPECTION

The inspector need not inspect or report on the following:

- a) Footings below ground
- b) Concealed damp proof course
- c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems.
- d) Concealed plumbing
- e) Adequacy of roof drainage as installed
- f) Gas fittings and structures
- g) Air-conditioning
- h) Automatic garage door mechanisms
- i) Swimming pools and associated filtration and similar equipment.
- j) The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- k) Alarm systems
- l) Intercom systems
- m) Soft floor coverings
- n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.
- o) Paint coatings, except external protective coatings.
- p) Health hazards (eg. allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
- q) Timber and metal frame sizes and adequacy.
- r) Concealed tie downs and bracing.
- s) Timber pest activity
- t) Other mechanical or electrical equipment (such as gates, inclinators).
- u) Soil conditions.
- v) Control Joints.
- w) Sustainable development provisions.
- x) Concealed framing-timbers or any areas concealed by wall linings/sidings.
- y) Landscaping.
- z) Rubbish.
- aa) Floor cover.
- bb) Furniture and accessories.
- cc) Stored items.
- dd) Insulation.



I confirm I have read this Inspection Report and agree to call, Text, SMS or email the Inspector to advise him/her I have done so.

I also acknowledge that if I do not contact the Inspector, then the Inspector will contact me to ensure I have read and understand this report. The Inspector may answer any questions pertaining to the property associated to this report.

REFERENCE TO "CONTACTING THE INSPECTOR"

Signed for & on behalf of:

Michael Peace

Peace of Mind Home Inspections

I am an accredited and Licensed Housesafe Pre Purchase Property Inspector.

Licensed by Housesafe. Lic No: HS / 0113



**Contact Peace of Mind Home Inspections**

**Location**

**26 Moore Street Somerton Park (adjacent Glenelg)  
Adelaide, South Australia, 5044**

**Hours**

**7 Days: 7am to 9pm**

**Ph/Fax: (08) 8376 3504**

**Mobile: 0403 350 581 (anytime)**

**Email: [mpeace@peaceofmindhomeinspections.com.au](mailto:mpeace@peaceofmindhomeinspections.com.au)**

**Website: [www.peaceofmindhomeinspections.com.au](http://www.peaceofmindhomeinspections.com.au)**

**Facebook page: [Peace of Mind Home Inspections](#)**

**GLOSSARY OF TERMS:** (This explains Building Elements in layman terms.)

**ACCESSIBLE AREA** - An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

**ACCESS HOLE** - Access hole an opening in flooring or ceiling pr other part of a structure to allow for entry to carry out an inspection.

**AGG LINE** - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.

**APPEARANCE DEFECT** - Fault or deviation from the intended appearance of a building element.

**ARCHITRAVE** - moulding surrounding a door or window opening to cover the join between the frame and the wall finish.

**BALUSTRADE** - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

**BEARER** - A sub-floor structural timber member which supports the floor joists.

**BRICK VENEER** - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

**BUILDING ELEMENT** - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

**CEMENT** - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

**CLIENT** - The person or other entity for whom the inspection is being carried out.

**CONCRETE** - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

**CORNICE** - A moulding placed at the junction between a wall and ceiling.

**DAMP- PROOF COURSE (DPC)** - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

**DEFECT** - Fault or deviation from the intended condition of a material, assembly or component.

**DEFLECTION** - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

**EAVES** - The lower part of a roof that overhangs the walls.

**FASCIA** - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

**FOOTING** - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

**FOUNDATION** - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

**FOUNDATION DOOR ENTRY** - The door or cover access point into a dwellings sub floor area.

**GABLE** - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

**GAUGE** - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

**GOING** - In a stair the horizontal distance from the face of one riser to that of the next.

**HANGING BEAM** - A beam above the ceiling used to support ceiling joists.

**HEAD** - The upper horizontal member at the top of an opening or frame.

**HEADER** - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

**HEARTH** - The floor of a fireplace and immediately adjacent area.

**HINDERED ACCESS** - The inability to access this area stated in this report.

**HIP ROOF** - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

**INSPECTION** - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

**INSPECTOR** - Person of organisation responsible for carrying out the inspection.

**JOIST** - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

**LIMITATION** - Any factor that prevents full or proper inspection of the building.

**LINTEL** - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

**MANHOLE ENTRY** - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

**MAJOR DEFECT** - 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.

**MINOR DEFECT** - A defect other than a major defect.

**MORTAR** - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

**NEWEL POST** - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

**PARAPET** - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

**PARTICLE BOARD** - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

**PELMET** - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

**PERP** - A vertical joint in masonry construction.

**PITCH ROOF** - The ratio of the height to span, usually measured in degrees.

**POINTING** - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

**QUAD MOULDING** - A moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

**RAFTER** - A sloping member in a roof providing the principal structural support for the roofing material.

**RAFTER (COMMON)** - A rafter spanning the full distance from the eaves to the ridge.

**RAFTER (HIP)** - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

**RAFTER (JACK)** - A rafter between a ridge and a valley or a hip rafter and the eave.

**RAKED JOINT** - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

**RENDER** - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

**RIDGE** - The highest part (apex) of a roof, which is usually a horizontal line.

**RISER** - The vertical face of a step in a stair flight.

**SERVICEABILITY DEFECT** - Fault or deviation from the intended serviceability performance of a building element.

**SEPARATION** - Gapping formed between the two surfaces stated.

**SIGNIFICANT ITEM** - An item that is to be reported in accordance with the scope of the inspection.

**SKEW NAILING** - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

**SKIRTING** - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

**SLIP JOINT** - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

**SOFFIT/EAVES** - The underside of a slab or an eave.

**SOLDIER COURSE** - A course of brickwork laid on its end.

**SPROCKET** - A framing timber used in eaves construction.

**STRETCHER BOND** - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

**STRUCTURAL ELEMENT** - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.

**TERRAZZO** - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

**THRESHOLD** - The step or sill at an external door of usually timber tile or brickwork.

**TOUGHENED GLASS** - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

**UNDERPINNING** - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

**VALLEY** - The meeting line of two inclined roof surfaces at a re-entrant angle.

VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.

WEEP HOLES - Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.

#### PLUMBING AND DRAINAGE TERMS

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called GULLY. JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.

SULLAGE - Domestic waste water other than from soil fixtures.

SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means of a SUMP PUMP. Also called DRAIN PIT.

TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage of gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.

BOUNDARY TRAP - A trap in the property service drain, usually near the boundary of a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called INTERCEPTOR TRAP.

GREASE TRAP - A device in the shape of a box with baffle plates to slow the flow of liquid waste and prevent the passage of greasy substance into the drainage system. Also called GREASE INTERCEPTOR TRAP.

P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection of silt, sand or grit.

VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball or the flexing of a diaphragm.

FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as FLOATING BALL VALVE.

FLUSH VALVE - A control device for water flow at mains pressure to a WC pan; used instead of a cistern.

MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.

PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined value in the downstream side. Also called PRESSURE LIMITING VALVE.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as ISOLATING VALVE.

TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases

## Notes

### 1. Soil moisture

It is very important to minimise soil or substrate moisture beneath and around the building. Excessive moisture tends to encourage wood decay fungi and subterranean termites.

There are four common sources of excessive soil moisture:

- a. Ground water drainage. A natural factor that can be significantly altered [increased, decreased, redirected] by artificial structures such as buildings, roads, and stormwater drainage.
- b. Surface water runoff. Usually caused by downpipes not routed into drainage system (can also emanate from leaking service pipes), or run-off from neighbouring properties. May also be aggravated by gaps between pavings adjacent to buildings allowing permeation of surface water.
- c. Inadequate subfloor ventilation in buildings with raised floors. This generally gives rise to excessive subfloor soil moisture, which, in turn, means low to non-existent incident daylight levels with low temperature fluctuations. All these conditions are favourable to subterranean termites. The minimum area of direct ventilation should be 12000 mm<sup>2</sup> per linear metre of foundation (the standard terracotta ventilator 230mm x 160mm provides only 3000mm<sup>2</sup> of air space). It is imperative that cross-ventilation, from one side of the subfloor to the other is maximised.
- d. Vegetation. Vegetation can impede the termite inspection access. Adventitious roots can open up gaps in walls, which allow water or termite entry. Vegetation may reduce the potential for moisture evaporation from the walls and adjacent soils. Vegetation also requires the need for regular watering, which increases soil moisture levels around the building.

GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD  
AS2870 REQUIREMENTS TO APPLY:

**Stormwater Drainage & Surface Drainage:** All of this properties existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. *(I refer to AS2870 for compliant instructions if required.)*

**Pitched Roofs:** Any pitched roofs with valley gutters and any Dutch gables we recommend that Compraband Press-tite flashings or similar be fitted between the valley gutters and the underside of the roof tiles to prevent future leaking at these points. Valley gutters must be sealed to their top ends to prevent bird or vermin entry into the roof loft area at these points. This flashing can also be required when excessive leaf and or bird entry is clearly visible and is evident within a dwellings roof loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard. *(If leaves are found in a roof loft they must be removed.)*

**Concrete Paths & Driveways:** Any concrete paths, concrete slabs or concrete driveways that have been placed directly against any of the dwellings downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations. Therefore it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. *(In normal building practise there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)*

**Stored Goods:** Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. *(In the event no Pest Report is being carried out then you must remove these stored goods immediately.)* Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make an informed decision whether they purchase this property.

**Retaining Walls:** Referring to retaining walls that are supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This report is NOT a structural report and should not be deemed as such under any circumstances.)*

**Weep Holes:** Relating to concrete slab properties and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the building's interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over .900mm in width and be no more than at 1.2metre centres.

**Painting:** Any associated marks, indents, holes, scratches, cracks and/or poorly patched areas to some of the wall and ceiling areas internally can be rectified prior to the next time of repainting. (The tops and bottoms of all wet area and external doors must be sealed or painted as per all manufacturers' installation finishing requirements.)

**NOTE:** Cornice joint cracking and cornice separation may be visible in some of the room areas. This is only minor and is normally common settlement only, unless otherwise stated in the body of this report.

**NOTE:** When "OK" appears in this inspection report, this term means there is no visible defects evident to that room or area as stated at the time of this inspection.

**NOTE:** A dwellings A/C units are not tested at the time of this visual pre-purchase inspection. We recommend the unit if evident to this property be serviced annually and its return air filters be cleaned on a regular basis as per the manufacturer's specifications.

**NOTE:** Handrails are required were a person has the potential to fall (1.0) one metre or more.