



Buy-Wise Inspection Services P/L

SPECIAL PURPOSE INSPECTION REPORT



MOVEMENT AND CONDITION OF DWELLING



Inspected Property Address:	Carrum Downs	
Client Details:	Name: Sample Report	
	Address:	
	Phone:	Mobile:
	Email:	
	Client Attended Inspection: No	Contract Details: N/A
Inspection Date & Time:	Monday, 30 May 2011 1:30:00 PM	
Building Consultant:	Peter Hearn DB-U12617	Phone: 9775 7188
Agent:	Michelle	Phone:

This report may not be provided to or relied on by any person other than the client named above without the consent of Buywise.

PROPERTY DETAILS:

Building Type:	Residential House
Description:	Single Storey, 10-15 Squares of living, Garage, Porch, Pergola
Estimated Age:	21-25 years old
Foundation Type:	Concrete slab
Floor Coverings:	Carpet, Tiled
Walls Internal:	Plaster
Walls External:	Brick veneer
Windows:	Timber awning
Roof:	Concrete roof tiles
Slope of Land:	Flat
Furniture:	Yes
Weather Condition:	Fine
Recent Weather Condition:	Slightly wet

ANY SPECIAL REQUIREMENTS REQUESTED BY CLIENT/REPRESENTATIVE REGARDING THE INSPECTION AND REPORT

Concerns about a crack in the ceiling in the lounge room and a crack in the concrete at the front door.

Inspectors Response: See report for all details

SUMMARY:

The areas inspected were structures and fences within 30 meters of the main building and within the boundaries of the site.

This report which was prepared in accordance with the Australian Standard AS 4349.1 2007 Inspection of Buildings Part 1 is not a certificate of compliance of the property and is not a warranty against problems developing with the building in the future.

The purpose of this inspection is to provide advice regarding the condition of the property at the time of inspection from a visual inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering and general deterioration, unevenness. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance.

If any estimates are provided by Buy-Wise of the costs of works or repairs, then these are merely opinions that are not required by the Australian Standard 4349.1 2007 inspection of buildings and should be taken as a general guide only. The client should obtain independent quotations on any significant item from several contractors prior to purchasing the inspected property.

This summary must be read in conjunction with the full report and cannot be relied on its own. Some areas of concern are listed below and recommendations regarding the property.

This report does not include the identification of unauthorized building work or work not compliant with building regulations.

Most aspects of the residence are in fair to good condition with some maintenance and repairs required

In my opinion the dwelling appears structurally sound at the time of inspection from a visual inspection but should only be reported on by a structural engineer

Minor movement was noted to internal ceilings in areas at time of inspection

Minor movement was noted to internal and external walls and should be monitored, any movement can only be commented on by a structural engineer to determine the likelihood of further movement

The incidence of movement at time of inspection to internal/external walls compared to other dwellings of similar age and type of construction is considered AVERAGE. This does not mean that further movement will not occur in the future.

Poor drainage near dwelling and large trees within 50 meters can cause problems to the soil under foundations and continue to do so for many years. The ground around foundations should slope away from dwelling and moisture content of soil unchanged through all seasons.

Some doors and windows require adjustment in areas and is due to minor movement or settlement to timber framing or foundations, this is generally part of ongoing maintenance to the dwelling

The maintenance and repairs required is about the same internally as externally

The incidence of Minor Defects in this residential building as compared with similar buildings is considered AVERAGE

The incidence of Major Defects in this residential building as compared with similar buildings is considered LOW

A comparison of this and other dwellings of similar age, construction and level of maintenance which is in reasonable condition having been adequately maintained over the life of the building would rate this building as AVERAGE condition.

The amount of ongoing external maintenance required for this dwelling compared with others of around the same age is about AVERAGE

Some safety items are listed in this report but can not be totally relied upon regarding all safety requirements

AREAS NOT INSPECTED:

No access to concrete slab due to floor coverings, some cracking may be present if removed

OTHER INSPECTIONS & REPORTS RECOMMENDED:

It is strongly recommended that the following Inspections and Reports be obtained.

- ☐ Airconditioning inspection
- ☐ Alarm/Intercom/Data Systems
- ☐ Appliance Inspection
- ☐ Asbestos Inspection
- ☐ Common Property Inspection
- ☐ Council Inspection
- ☐ Drainage Inspection
- ☐ Durability of Exposed Surfaces
- ☐ Electrical Inspection
- ☐ Estimating Inspection
- ☐ Fire/Chimney Inspection
- ☐ Foundation Inspection
- ☐ Garage Door Mechanical
- ☐ Gasfitting Inspection
- ☐ Geotechnical Inspection
- ☐ Hazards Inspection
- ☐ Hydraulics Inspection
- ☐ Mechanical Inspection
- ☐ Mould Inspection
- ☐ Plumbing Inspection
- ☐ Roof Inspection (due to limited access)
- ☐ Roof inspection, (due to no access)
- ☐ Structural (Engineer)
- ☐ Sub Floor (due to access being restricted)
- ☐ Sub Floor (due to no access)
- ☐ Swimming Pool or Spa Inspection
- ☒ Timber Pest Inspection
- ☐ Foundation (stump) Inspection

Master Bedroom

Ceilings	Plaster	Nail popping noted to plaster sheets in areas, extra screws may be required to support plaster sheets This is consistent throughout the dwelling, total cost to rectify \$600 Price does not include painting ceilings after repairs
Comments	All appears to be in good condition with some maintenance required	



Bedroom 2

Ceilings	Plaster	Nail popping noted to plaster sheets in areas, extra screws may be required to support plaster sheets
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Comments All appears to be in good condition with little maintenance required



Bedroom 3

Ceilings	Plaster	Nail popping noted to plaster sheets in areas, extra screws may be required to support plaster sheets
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Comments All appears to be in good condition with little maintenance required



Lounge

Ceilings	Plaster	Movement noted between plaster sheets at join, minor repairs required and is unknown if they will return Ceilings in roof space have not been back blocked which prevents movement between sheets See comments in roof space
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Windows	Timber awning	Rot noted to window frame, repairs required and painting Cost \$300
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Comments	All appears to be in fair to good condition with some maintenance required
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Meals

Walls	Plaster	Minor movement noted in areas
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Comments	All appears to be in good condition with little maintenance required
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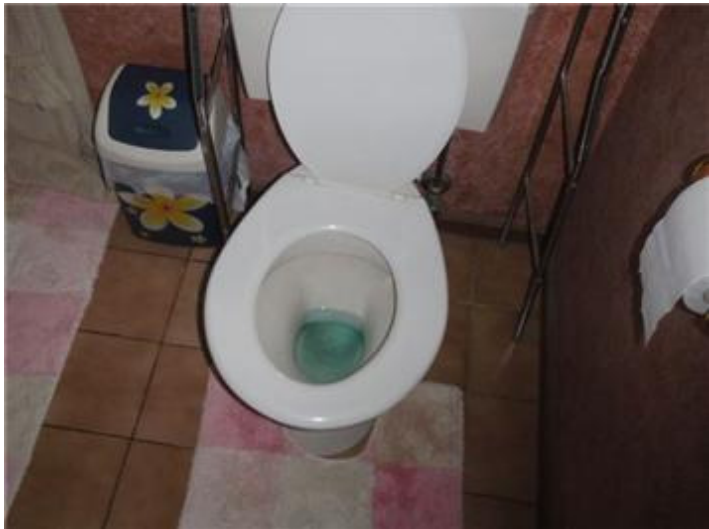


Ensuite

Shower Screen	Glass sliding door and panel	Crack noted in glass panel and should be replaced
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Toilet Suite	Porcelain pan and plastic cistern	Toilet pan not fixed to floor properly and requires attention, silicon can be used to stick bowl to floor
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Vanity Unit	Laminate	Doors have some water damage
Comments	All appears to be in fair to good condition with some maintenance required	



Bathroom

Ceilings	Plaster	Nail popping noted to plaster sheets in areas, extra screws may be required to support plaster sheets Paint peeling in areas, painting required
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Shower Screen	Glass sliding door and panel	Crack noted in glass panel and should be replaced
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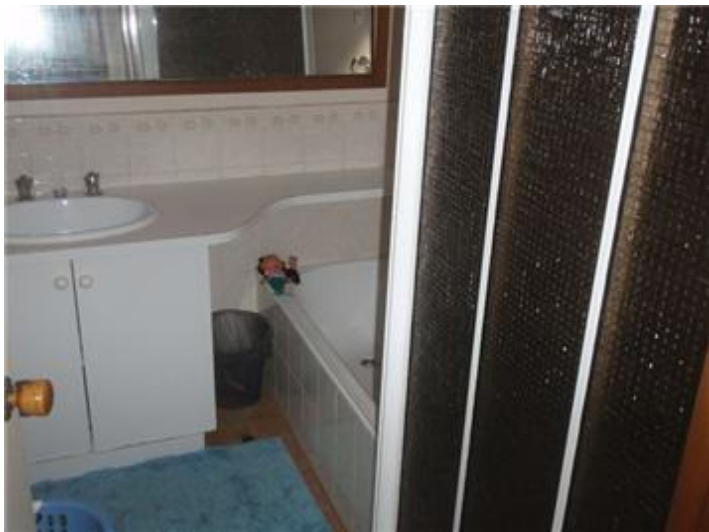
Vanity Unit	Laminate	Doors have some water damage
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Wall tiles Ceramic High moisture recorded behind tiles of shower, this is a very common problem and can cause tiles to dislodge over time and depends on what adhesive was used and how well applied
High moisture was also recorded to timbers next to shower enclosure, this will continue if tiles are not sealed or leaks fixed
Tiles and grout should be well dried and then sealed in shower, this is to manufactures recommendations. The sealer is clear and can not be seen once dry Cost \$200



Comments All appears to be in fair to good condition with some maintenance required



Kitchen

Ceilings Plaster Minor movement noted between plaster sheets at join,

minor repairs required and is unknown if they will return



Cupboards

Laminate

Some water damage noted to bottom of doors under sink



Comments

All appears to be in good condition with some maintenance required



Laundry

Ceilings	Plaster	Nail popping noted to plaster sheets in areas, extra screws may be required to support plaster sheets
Walls	Plaster	Hole noted to plaster behind door that has been filled, repairs required



Comments

All appears in good condition with little maintenance required

Roof Space

Insulation	Polyester batts	If down lights are to be installed to ceilings then it is a current council requirement that a surround be fitted and 200mm clear of all combustible material, insulation and other materials can smoulder due to the intense heat from the down light if to close The insulation cover over ceilings is adequate with a minimum 2.5 R rating insulation
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Type of roof structure	Conventional pitched hardwood roof	The roof structure appears to be satisfactory in accessible areas
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Comments Plaster ceilings are not back blocked on top of joins of plaster sheets, this is good practice and can eliminate movement or further movement between plaster sheets and can be installed Cost \$400



Services

Drainage	Surface drainage, Underground pipes	<p>Surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate</p> <p>Ground at back of garage was saturated and would not be as wet if gutter was installed to pergola</p> <p>The retention of water from surface run off could have an affect on the foundation material which in turn could affect the footings to the dwelling. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the dwelling or to storm water pipes by a licensed plumber/drainier.</p> <p>Unable to comment on storm water or sewer pipes under ground, a licensed plumber can only report on these areas</p>
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Electrical	Circuit breakers, No safety protection provided	A licensed electrician can only report on all electrical services Residual Current Device (Safety Switch) should be installed for your own safety Cost \$500
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Under Floor Space

On Concrete Slab	To all of dwelling	No access to concrete slab possible due to floor coverings No movement was noted to floor tiles at time of inspection Weep holes noted to external brickwork, they provide ventilation to the wall cavity and should not be blocked from garden beds Increases the chances of termite entry
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External Appraisal

Gutters

Painted

Gutters require cleaning, this will prevent rust and will last longer



Painting

Timber surfaces

Painting required to most external timbers to protect them from further deterioration



Roof coverings

Concrete roof tiles

Some minor re pointing required to roof tiles in areas Cost \$300
The possibility of the roof leaking soon in an average rainfall is low

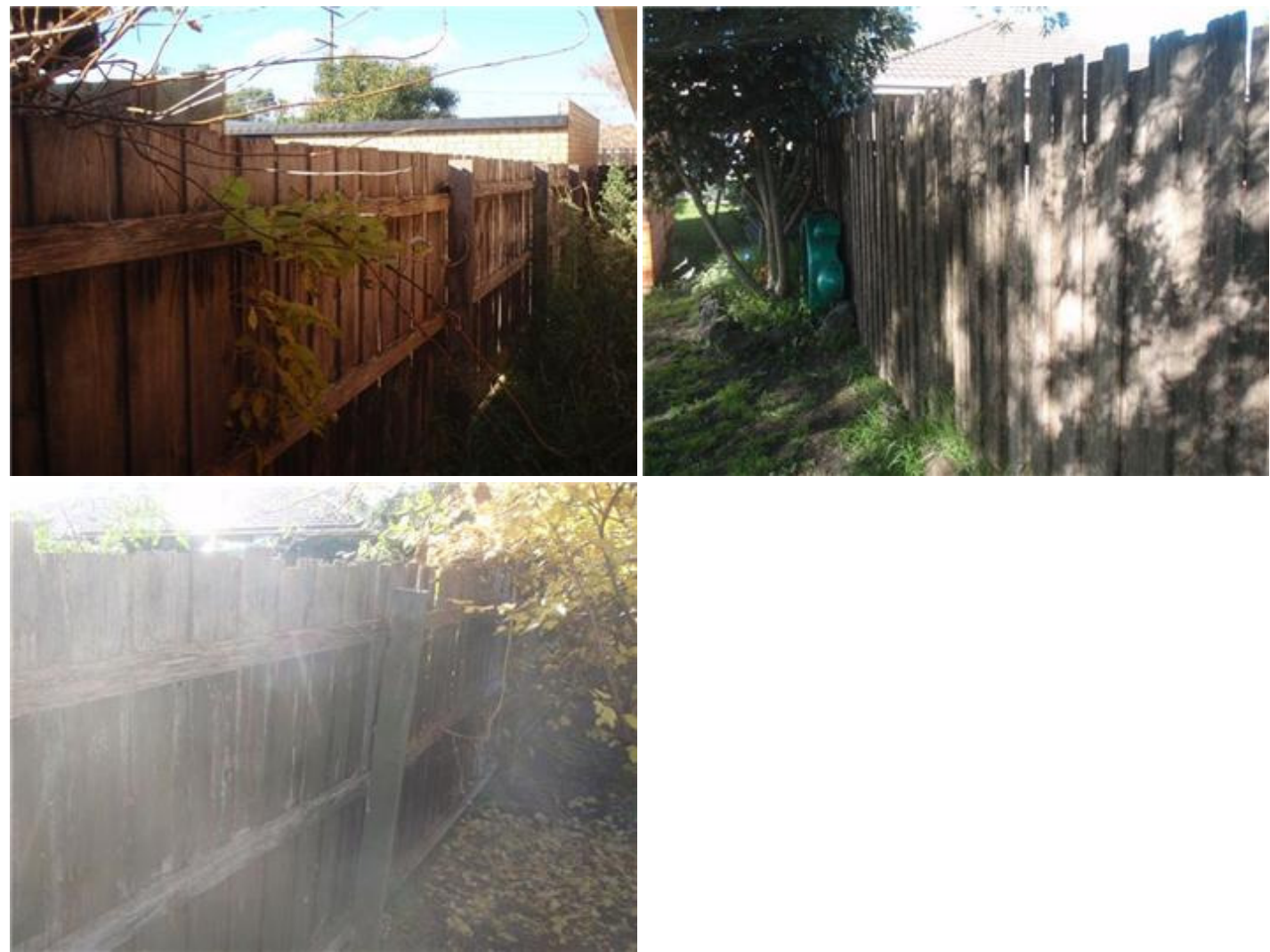


Walls	Brick	<p>All appears to be in good condition with little to no movement noted</p> <p>No expansion joints noted in brickwork to dwelling, this is a current requirement for new dwellings and will control the movement to these joints</p> <p>Where drainage or gutter/downpipe problems exist around a dwelling, these can have an affect on the dwellings foundations due to changing soil conditions</p> <p>Where trees are to close to the dwelling this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to trees. large trees have been known to affect house foundations up to 1.5 times their height.</p>
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General Exterior

Fences	Timber	Require replacing at sides and back due to rot in the next years
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Pergola	Timber construction, Polycarbonate roofing	No guttering or downpipe with storm water connection noted, this should rectified as excess water on ground can have an affect on foundations Rot noted to timbers where uncovered End metal bracket requires attention Uncovered timbers have a limited life due to being exposed to the weather, they should be protected
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Porch Concrete Movement noted in concrete infill slab
Concrete is not connected or is part of the dwellings foundations
No concern



Garage
Ceilings Plaster Minor movement noted between plaster sheets at join,
minor repairs required and is unknown if they will return
Ceiling has come away from ceiling joists in areas and may
require re fixing in the near future Cost \$300





Shed

Comments

Roof very dented and will leak



Thank you for selecting our firm to do your special purpose home inspection. Please feel free to contact the inspector who carried out the inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report on 9775 7188.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Hearn". The signature is written in a cursive, flowing style.

Peter Hearn
Director
Buy-Wise Inspections