



SaadCorp

NSW Pty Ltd

ABN: 331 608 578 30

PO Box 214

Yagoona NSW 2199

MOBILE: 0412 100 410

EMAIL: fouad@saadcorp.com.au

WORK ORDER NO: BGRC2

SAMPLE RESIDENTIAL PRE-PURCHASE BUILDING REPORT

Complies with Australian Standard AS 4349.1 2007 Property inspections - Part 1 Residential buildings

Client: AHO NSW

Attention: Sharlene Penny

Purchaser: AHO NSW

Vendor: Access via John Doe from Professional RE 0412 345 678

Re: Structure at: **8 Somewhere St Over There NSW 2000**



Description: Single storey light Construction
Metal roof structure on Timber Floor. 3
bedrooms, Lounge, Kitchen/Dining, Bath, Ext
Laundry attached single carport.

Date of the Inspection: 17th Month 2018

SAMPLE RESIDENTIAL PRE-PURCHASE BUILDING REPORT SUMMARY

8 Somewhere St Over There NSW 2000

SUMMARY:

This Summary is a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

The room description system used in this report is based on the room type, or purpose for which it is used (eg Bedroom, Bathroom etc) followed by a number (eg 1, 2, 3 etc). This is determined as beginning from left of the main entry door and moving in a clockwise manner through each level. Where the property is multi-level, the numbering will continue left from the top of the stairs on that particular level.

- 1.1 Weather conditions: Clear.
- 1.2 The property was Vacant at time of inspection
- 1.3 The dwelling faces West.
- 1.4 The dwelling was built 1960-70s
- 1.5 The incidents of minor defects are Above Average. This is compared to similar aged, similar condition and in the local area, dwellings that have been reasonably maintained.
- 1.6 The incidents of major defects are Above Average. This is compared to similar aged, similar condition and in the local area, dwellings that have been reasonably maintained.
- 1.7 The overall condition of the dwelling after considering its age, location, type, materials and expectations of similar dwellings is considered Poor. Having said that, this is a general view only and cannot be relied upon without consulting the entire report as a whole.

Significant matters that require attention and/or rectification:

- The dwelling is built on literal tree trunk stumps. No ant capping
- The overall condition of the dwelling is such that it is recommended for demolition.
- The double size block of land on which it sits may well be worth considering for development STCA.
- The cost to renovate would place it beyond economic repair.

Glossary of Terms Used in This Report.

- Satisfactory/Reasonable** Refers to a condition of a building element that appears and functions to a degree without any visible significant defect
- Good/Above average** Refers to a condition of a building element that appears and functions to a degree expected of the element given its age. It would have 60% or greater life expectancy of its life quota.
- Fair/Satisfactory/Average** Refers to a condition of a building element that appears and functions to a reasonable degree expected of the element given its age. It would have between 26% and 59% life expectancy of its life quota.
- Poor/Below average** Refers to a condition of a building element that appears and functions to a poor degree expected of the element given its age. It would have between less than 25% life expectancy of its life quota and may suggest that it requires immediate replacement or repair.
- Minor Defect** Although a condition is noted, it does not require substantial repair or immediate attention.
- Major Defect** Its condition is noted to draw attention to the requirement of substantial repair and immediate attention. Failure to do so could result in further deterioration to the property and lead to an unsafe condition.
- Safety Hazard** An item or condition that poses an immediate or immanent threat to safety.
- Structure** A building element that is considered load bearing.
- Applicant** The person who requested and agreed with the terms for the report.
- Consultant** The qualified person who conducts the report.
- Client** The person or organisation for whom the applicant requests the report.
- Limitation** Refers to a factor that obstructs or prevents a attainment or result for the purpose of the inspection and report.
- Accessible area** Refers to an area that is deemed safe & reachable according to AS4349.1 - 2007. It is the responsibility of the client and or the applicant to arrange reasonable access to areas deemed accessible according to AS4349.1 2007. Failure to do so will result in these areas being omitted from the report and may be subject to an additional inspection and fee upon request when and if reasonable access is provided. Reasonable Access excludes removal of covers by cutting, unscrewing, unbolting or any other Fastening. Areas containing dangerous goods (Chemicals etc) may also be excluded.
- Property** Refers to the main structure and its boundaries up to 30m from the main structure walls but within the boundary. It excludes secondary structures and ancillary buildings unless specifically noted on the agreement.

Important Information Regarding the Scope and Limitations of the Inspection and the Building Report

Important Information Any person who relies upon the contents of the report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

- 1) The report is **NOT** an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. The report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **IT WILL BE 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. The inspection WILL NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector **WILL NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.
- 3) The report will not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly the report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (**NB Such matters may upon request be covered under the terms of a Special Purpose Property report.**). There are special purpose reports for Electrical, Plumbing, Gas Fitting, Appliance, Timber Pest, Hazardous Materials, Structural, Strata, Fire Systems, Rising Damp, Occupational Therapist, and any issue where the consultant is not qualified to comment.
- 4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to the report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
- 5) **ASBESTOS, CREOSOTE & LEAD PAINT DISCLAIMER:** “No inspection for Asbestos, Creosote and Lead Paint will be carried out at the property and no report on the presence or absence of Asbestos, Creosote and Lead Paint will be provided. These materials have been identified as possible health risks and therefore come under strict guidelines in regard to their removal or repair. It is strongly suggested that you contact Work Cover NSW on 13 15 55 prior to commencement of any work where these materials may exist. The report should not be considered a report on these items. If during the course of the Inspection these materials are noted, these notes are purely based on an assumption and may appear under **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removing. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.”
- 6) **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould will be carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed, these notes are purely based on an assumption and may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist

- 7) **ESTIMATING DISCLAIMER:** Any estimates provided in the report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout the report.
- 8) **EXPERT WITNESS ESTIMATING DISCLAIMER:** Any estimates provided in the report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout the report.
- 9) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:-** The report is made solely for the use and benefit of the client named on the front of the report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on the report, in whole or in part, does so at their own risk.

General

If a dispute or claim arises due to this report or any alleged negligence on the part of the inspector or yourself, either you or SaadCorp NSW P/L may give a written notice to that effect to the other party. If the dispute or claim has not been resolved after fourteen (14) days of receiving the notice, then either party may refer the matter to an independent mediator. The cost of this action will be borne equally by both parties or as agreed during mediation. If still not resolved by the independent mediator, then either party may refer the matter to the Institute of Arbitrators and Mediators of Australia who will appoint an arbitrator. He will determine what each party should pay.

The report cannot be sold or provided to any other person without our written consent. When this consent is granted we may impose conditions such as an additional fee and an agreement from the other person to comply with our terms. We may at our discretion sell the report to other persons if the need arises.

We are released entirely and indemnified by you of any claim arising at any time from your unauthorised use or sale of the report by/to another person.

Brief Description of Structure(s) Inspected : Main dwelling, Front and rear yards including outbuildings on the site from street to rear fence and LHS to RHS of the immediate property.

The Areas Inspected were: Only structures and fences within 30m of the main building and within the boundaries of the site were inspected.

The Area*(s) NOT Accessible for any Inspection and the Reason(s) why were: No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, or any other obstructions to visual inspection.


The Area*(s) in which Visual Inspection was Obstructed and the Reason(s) why were: The roof void was not accessed.


* No comment is made on these concealed areas


The Area(s) and/or Section(s) to which Access should be gained or fully gained prior to exchange of contract:

Sub-floor ventilation: Ventilation is important in minimising infestations by timber pests and preventing damp problems. It is considered that the ventilation in this property is: **Open sides to dwelling provides good ventilation.**

1.0 INTERIOR OF THE BUILDING

Areas Inspected	Description	General Condition
1.1 Ceilings	Plaster board & exposed timber	Poor
1.2 Walls	Plaster board	Good
1.3 Floors	Timber	Ceramic Tiles throughout except carpeted in bedrooms. Unable to comment
1.4 Floor Coverings	Carpet Ceramic Tiles	Fair Sections are loose and drummy
1.5 Skirtings and Architraves	Timber	Good
1.6 Windows	Aluminium sliding	Good
1.7 Doors and Frames	Timber	Timber frames.
1.8 Kitchen (a) Floor (b) Bench Tops (c) Cupboards (d) Sinks/Taps (d) Tiles	Timber	Covered with ceramic tiles unable to comment
	Laminate	Original Poor
	Timber	Original Poor
	Stainless steel.	Original Poor
	Ceramic	Original Poor
Photo: Kitchen		

1.9 Bathroom and WC		
(a) Floor	Painted Concrete	Original Poor
(b) Toilet	Ceramic pan & PVC Cistern	Original Poor
(c) Taps	Metal Handles	Original Poor
(d) Tiles	Ceramic floor and partial wall. Majority is lamiboard AC sheeting. No waterproofing	Original Poor
(e) Bath	Nil	
(f) Shower	Separate	Original Poor
(g) Washbasin	Vanity	Original Poor
(h) Ventilation	Nil	
(i) Mirrors	Mirror.	Fixed mirror.
Photo: Bathroom		Bathroom


		
1.10 Laundry (a) Floor (b) Taps (c) Tubs/Cabinet (d) Tiles (d) Ventilation	External Dilapidated structure External Dilapidated structure External Dilapidated structure External Dilapidated structure Nil	Original Poor Original Poor Original Poor Original Poor
1.11 Stairs	Nil	
1.12 Built-Ins		
1.13 Electrical Installation	No RCD. CB system. Requires upgrade	VISUAL INSPECTION ONLY *It is recommended to consult a licensed electrician for further advice
1.14 Plumbing		VISUAL INSPECTION ONLY *It is recommended to consult a licensed plumber for further advice
1.15 Smoke Detectors	Interconnection Recommended if not so already	VISUAL INSPECTION ONLY *It is recommended to consult a licensed electrician for further advice

2.0 EXTERIOR OF THE BUILDING

Areas Inspected	Description	General Condition
2.1 Walls	Timber & similar cladding	Poor
2.2 Wall Frames	Timber – concealed by wall linings.	No obvious issues noted from external inspection.
2.3 Lintels	Concealed	No obvious issues noted from external inspection.
2.4 Window flashings, mouldings and sills	Concealed window flashings. Mouldings and sills noted. Timber.	Work required
2.5 Paintwork		poor
2.6 Roof Covering	Metal	Fair
2.7 Skylights, Vents and Flues	Fire place flue	To be checked
2.8 Gutters and Downpipes	Colorbond ©	Fair - poor
2.9 Eaves	AC sheeting	Rear section is not secured
2.10 Chimneys	See 2.7	
2.11 Stairs and Steps	Steps at Entry & Rear	Poor
2.12 Balconies, Verandas, Patios and Decks	Entry & Rear porch	Poor

3.0 SUBFLOOR

Areas Inspected	Description	General Condition
3.1 Flooring	Strip & Sheet Flooring	Fair
3.2 Bearers and Joists	Timber	Fair
3.3 Piers	Tree stumps	Require restumping & ant capping
3.4 Formwork	Unknown	

3.5 Ventilation	Open subfloor	Poor clearance
3.6 Ant Caps and Shielding	missing	
3.7 Damp Course	N/A	
3.8 Drainage		
3.9 Plumbing		VISUAL INSPECTION ONLY *It is recommended to consult a licensed plumber for further advice
Photo: Subfloor		

4.0 ROOF VOID

Areas Inspected	Description	General Condition
4.1 Framing	Not accessed on day of inspection	N/A
4.2 Insulation	Not accessed on day of inspection	N/A
4.3 Sarking	Not accessed on day of inspection	N/A
4.4 Party Walls		
Photo: Roof space		

5.0 THE SITE

Areas Inspected	Description	General Condition
5.1 Garage	Nil	
5.2 Carport	Metal/Timber Attached	Fair - Poor
5.3 Outbuildings	Shed/Laundry	Poor
5.4 Retaining walls	Nil	
5.5 Fences	Metal	Fair-Poor
5.6 Driveways and Paths	Concrete/Soil	poor.
5.7 Surface Water Drainage	Level block. Flooding may occur	
5.8 Stormwater Run-Off	F Level block. Flooding may occur	To street

Additional Comments: The dwelling will require considerable work, refer to scope.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this 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.

The inspection was carried out by: Fouad Saad of SaadCorp (NSW) Pty Ltd

Inspector's contact phone number: mobile – 0412 100 410

Builder's Licence No: 124238C

Dated this 17th Month 2018

Signed: *Fouad Saad*