

Pre-Purchase Inspection Report



10 Hay Street , Subiaco 6008

INSPECTION DETAILS.....	3
Client.....	3
Consultant.....	3
GENERAL DESCRIPTION OF PROPERTY.....	4
PRIMARY METHOD OF CONSTRUCTION.....	5
SUMMARY.....	6
Evidence of Serious Safety Hazards.....	6
Evidence of Major Defects.....	6
Evidence of Minor Defects.....	6
Additional Specialist Inspections.....	6
BODY OF REPORT.....	7
Major Defect.....	7
Minor Defect.....	7
ADDITIONAL COMMENTS.....	9
Contact the Inspector.....	9
IMPORTANT INFORMATION.....	10
Definitions to better understand this report.....	10
Terms & Condition.....	11
Disclaimer & Safety Information.....	14

INSPECTION DETAILS

Date: 27 May 2021
Property Address: 10 Hay Street , Subiaco 6008
Report Type: Pre-Purchase Inspection Report

Client

Name: James Towner
Email Address: JT@gmail.com
Phone Number: 0417 456 990

Consultant

Name: Jeremy Emms
Email Address: jeremy@propertyinspectionmanager.com
Phone Number: 1300 668 594
Company Name: Building Inspections Pty Ltd
Business Address: 200 Infinity Loop, Perth WA, 600
License Number: AB123456

GENERAL DESCRIPTION OF PROPERTY

Building Type:	House
Number of Storeys:	Double
Building Age (approx):	Approx 10 years
Smoke Detectors:	2 in passage way

NOTE: The adequacy and testing of smoke detectors is outside the scope of this standard visual inspection and report. Accordingly, it is strongly recommended that further inspection be undertaken by a suitably qualified person.

Siting of the building:	North facing
Gradient:	Flat level ground
Occupancy Status:	Unoccupied
Furnished:	No
Weather Conditions:	Over cast

PRIMARY METHOD OF CONSTRUCTION

Main Building – Floor Construction:	Concrete slab
Main Building – Wall Construction:	External walls sheeted with colour bond with steel frame structures with gyprock lining on the inside.
Main Building – Roof Construction:	Steel frame trusses sheeted with colour bond
Other Building Structures:	None

SUMMARY

The summary below is used to give a brief overview of observations made for the inspected property. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See Definitions and Information to better understand this report).

Evidence of Serious Safety Hazards

None detected

Evidence of Major Defects

None detected

Evidence of Minor Defects

None detected

Additional Specialist Inspections




It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Roof cavity / roof in good condition
Air cell insulation installed under roof sheets
Insulation bats installed through out roof cavity
Roof sheeted in colour bond

All in good condition no defects detected


BODY OF REPORT

 Major Defect
 Minor Defect

Location Area	Defect	Findings
Entry		Minor defect detected Front entrance - door/ door frame beginning to wear protective coating wearing off
Front of Property		Minor defects detected Crack in drive way seems to be from wear and tear
Carport/Garage		Cables hanging from roof Minor defects detected Crack in ceiling dents scuffs marks through out room ,dirt grime build up around skirting
Lounge		Overall room in good condition With only the main feature wall with some minor defects to paint work.
Master Bedroom		Room in good condition Minor defects were detected- external screen hard to open due to build up of dirt small crack above window marks to paint wardrobe ceiling walks , patch under a/c not painted.
Ensuite		Ensuite very clean tidy minor defects where damp has caused paint to flake

Ensuite
Taken : 31/08/2020



Bedroom 2		Minor defects detected Paint work scuff marks around walls and crack
Bathroom 1		Excellent conditions No defects found

Kitchen



Minor defects detected
Crack in kitchen ceiling
Missing skirting below dishwasher
Crack in marble cover board
Over all kitchen very neat and tidy hood condition

Hallway/Passage



Overall passage good condition
Minor defects detected only being
Few scuff marks , dents to walls , skirting chipped on small area.

Alfresco/Patio



Overall area good condition
Minor defects detected
Recommend license electrician to rectify tv point and cable
through ceiling.

Pool/Spa



Major defect
Render falling away from water blade, possibly leaking
Some staining around pavers

Pool/Spa
Taken : 01/09/2020



Pool/Spa
Taken : 01/09/2020



Rear of Property

Yard seemed fine neat tidy but the lawn area had an excessive
amount of water through it making it spongy recommend
investigating the source.

ADDITIONAL COMMENTS

Overall the tenant is looking after the property well.

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.

Inspector: Nicky

Phone:

Email: Support@propertyinspectionmanager.com

IMPORTANT INFORMATION

Definitions to better understand this report

Access hole (cover): An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

Accessible area: An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Appearance defect: Fault or deviation from the intended appearance of a building element. Building Element: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.

Building and Site: The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30m of the building, but within the property boundaries.

Client: The person or other entity from whom the inspection is being carried out.

Defect: Fault or deviation from the intended condition of a material, assembly, or component.

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 or organisation responsible for carrying out the inspection. Limitation: Any factor that prevents full or proper inspection of the building.

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.

Roof space: Space between the roof covering and the ceiling immediately below the roof covering.

Serious Safety Hazard: Any item that may constitute an immediate or imminent risk to life, health or property. Occupational Health & Safety or any other consequence of these hazards has not been assessed.

Serviceability defect: Fault or deviation from the intended serviceability performance of a building element.

Significant item: An item that is to be reported in accordance with the scope of the inspection. Structural defect: Fault or deviation from the intended structural performance of a building element.

Structural element: Physically distinguishable part of a structure. NOTE: For example, wall, columns, beam, connection.

Subfloor space: Space between the underside for suspended floor and the ground.

Terms & Condition

Inspection Agreement

AS4349.1-2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS4349.1-2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific State or Territory requirements applicable at the time of the inspection.

On acceptance of the booking and receipt of a Pre-Inspection Agreement, the client is considered to have accepted these Terms and Conditions.

The Terms and Conditions take precedence over any oral or other written representations by us, to the extent of any inconsistency.

Purpose

This is a VISUAL ONLY Pre-Purchase Building Inspection Report carried out in accordance with AS4349.1-2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of the inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. A report may be conditional on the following:

- Information provided by the person, the employees or agents of the personal requesting the report.
- Apparent concealment of possible defects.
- Any other factors limiting the preparation of the report.

Scope of Inspection

The inspection shall comprise visual assessment of the property and limited assessment of serviceability to identify major defects, urgent and serious safety hazards and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of the costs rectification of defects is not required in an inspection report.

This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends to a large extent, upon the age and type of Anti, 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.

The Inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied to those areas are excluded from and do not form part of the inspection.

Acceptance Criteria

Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted practice at the time of construction and with has been maintained such that there is no

significant loss of strength and serviceability.

Limitations

The Client acknowledges:

That 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.

That this Report is prepared in accordance with AS4349.1-2007 but that is not a Certificate of Compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing in the future.

This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.

The inspection DOES 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.

Where a property is furnished at the time of the inspection, you must understand that the furnishings and stored goods may be concealing evidence of building defects, and/or damage. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

Exclusions

According to AS4349.1-2007, the Inspector need not inspect or report on the following:

- Footings below ground.
- Concealed damp-proof course.
- Electrical installations, operation of smoke detectors, light switches and fittings, TV sound and communications and security systems.
- Concealed plumbing.
- Adequacy of roof drainage as installed.
- Gas fittings and fixtures.
- Air-conditioning and heating units.
- Swimming pool, landscaping features and associated filtration and similar equipment.
- The operation of fireplaces and solid fuel heaters, including chimneys.
- Alarm & intercom systems.
- Soft floor coverings, floor cover.
- Electrical appliances, including dishwashers, incinerators, ovens, ducted vacuum systems.
- Paint coatings, except external protective coatings.
- Health hazards (e.g. allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).

- Timber and metal framing sizes and adequacy.
- Concealed tie-downs and bracing.
- Timber pest activity.
- Other mechanical, automated, electrical equipment such as gates, inclinators, communications, information technology, garage doors or gates, equipment, appliances or their associated fittings
- Soil conditions.
- Control joints.
- Sustainable development provision.
- Concealed framing-timbers or any areas concealed by wall linings/sidings.
- Rubbish.
- Furniture and accessories.
- Stored items.
- Insulation.
- Environmental matters (e.g. BASIX, water tanks, BCA environmental provisions).
- Energy efficiency.
- Lighting efficiency.
- Identification of health or other biohazards like mould and asbestos related products.
- Electrical, gas or plumbing systems including roof and underground drainage or systems.
- Any items below ground including site factors, soil conditions, damp proof courses, waterproofing membranes and footings or the like.
- Structural engineering advice which may affect material ions, framing sizes and their adequacy.
- The common areas of facilities of unit developments or apartments.

Accessibility

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Notes in body of report).

Note. With strata and company title properties, the inspection was limited to the interior and immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600mm high by 600mm wide and subfloor spaces where the minimum area of accessibility is not less than 400mm high by 400mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150mm high, provided that the area is not more than 2 metres from a point with conforming clearances (i.e. 400mm high by 600mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight

and within area's length from a point with conforming clearance (i.e 600mm high by 600mm wide).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Disclaimer & Safety Information

Smoke Detectors Disclaimer

We cannot comment on smoke detector installation and testing as it is not within the scope of this report and requires specialist inspection services. It is however strongly recommended that all existing detectors in the property be tested prior to occupation and advice be sought as to the suitability of their number, placement and operation.

Asbestos Disclaimer

No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of this report and we strongly recommend an inspection and report by qualified asbestos removal specialist.

Timber Pest Disclaimer

The Inspection WILL NOT report on the presence or not of Timber Pest activity. If timber pest damage is readily visible during the course of the Inspection, then it may be noted in the Additional Comments section of this report. We strongly recommend you have Timber Pest Inspection carried out by a fully qualified, licensed and insured Timber Pest Inspector prior to purchase of the house.

Disclaimer of Liability

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

Disclaimer of Liability to Third Parties

This Report is made solely for the use and benefit of the Client named on the front of this 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 this report, in whole or in part does so at his or her own risk.

Consumer Complaints Procedure

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report. You (the Client) must notify Us as soon as possible for the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of inspection.

If the dispute is not resolved within twenty eight (28) 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.

Report Ownership

The Inspector named on the report will remain the owner of the report at all times. The fee paid by Client is for the

physical inspection only and the inspector named on the report remains all rights and copyrights of the written report of which the inspector has granted the Client only, named on the report a copy for his or her information only. All rights reserved. No part of the report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named on the report.

Privacy Policy

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information.

Photos

General Description Of Property
Taken : 21/04/2020



Entry
Taken : 17/05/2020



Entry
Taken : 17/05/2020



Lounge
Taken : 16/03/2021



Ensuite
Taken : 20/04/2020



Ensuite
Taken : 31/08/2020



Bathroom 1
Taken : 20/04/2020



Bathroom 1
Taken : 31/08/2020



Bathroom 1
Taken : 31/08/2020



Pool/Spa
Taken : 01/09/2020



Pool/Spa
Taken : 01/09/2020



END REPORT