



MCPI

Mid Coast Property Inspections

Building Report



5 Sample Avenue
SAMPLETON

Report Prepared: 9 January 2015

Mid Coast Property Inspections
43 Dawson Cr
Gloucester 2422

e – mcpinspect@mail.com
ph. - 0425225501
www.mcpinspect.com



MCPI

Mid Coast Property Inspections

Pre-Purchase Inspection

Residential Building Report

Complies with Australian Standard AS 4349.1 – 2007 Inspection of Buildings Part 1:
Pre-Purchase Inspections – Residential Buildings – Appendix “C”
(For use in all States & Northern Territory but not the Australian Capital Territory)

ADMINISTRATION DETAILS

Property Address: 5 Sample Avenue SAMPLETON
Client: Mr Jones
Purchaser: Mr Jones
Vendor:

Account to: PO Box 12 NOWHERE
Invoice Number: 1266
Client Phone: 0425 225 501
Client Email Address: mcpinspect@mail.com

AGREEMENT DETAILS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed and reasonably maintained buildings of approximately the same age.

Agreement Number: 1266
Date of Agreement: 5th January 2014

Specific requirements/conditions required by you were:

- Nil

Changes to the inspection agreement requested:

- Nil

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INSPECTION DETAILS

Date of the inspection:

- 20 January 2014

Time of inspection:

- 8.30 - 9:00am

Persons in attendance:

- Thomas Haschek

Weather conditions at the time of inspection: Dry

Recent weather conditions: Dry

Building furnished: Yes the premises was furnished. Our visual inspection of the interior was limited by furniture, floor coverings, personal belongings, stored goods and window treatments

Building tenancy: Unoccupied

Furnished properties: Where a property is furnished at the time of inspection the furnishings and stored goods may be concealing evidence of building defects. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

AREAS INSPECTED AND RESTRICTIONS TO THE INSPECTION

The inspections included: The Building and the Site including fences that are up to 30 metres from the building and within the boundaries of the Site.

The Actual Areas Inspected Were

- Interior, exterior, roof void, roof exterior, the site

Restrictions

(a) Areas NOT inspected including reason(s) were:

- None

(b) Areas NOT FULLY inspected including reason(s) were:

- Interior - our visual inspection of the interior was significantly limited by furniture, floor coverings, personal belongings, stored goods and window treatments
- The building exterior was restricted by - pot plants foliage, stored goods, downpipes, air-conditioning units etc
- The roof void was restricted by - insulation and low clearances over the external top plates
- Fences were restricted by - heavy foliage
- The garage - stored items and carpet flooring significantly restricted the inspection of the garage

RECOMMENDATIONS TO GAIN ACCESS AND REINSPECT

The area(s) and/or section(s) to which Access should be gained or fully gained are:

- The building interior
- The building exterior
- The roof void
- The Fences
- The garage

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

FACTORS THAT INFLUENCED THE INSPECTION/REPORT OUTCOME

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were:

- The consultant is not qualified to comment upon components or issues that are outside their expertise or qualifications and where a suspicion of a possible defect may exist, a special purpose inspection may be recommended to be undertaken by a suitably qualified person. The report may also recommend a special purpose report for other reasons as specified

Details of apparent concealment of possible defects:

- No visual sign of apparent concealment observed

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:

- There was no additional information provided

Details of Other Factors influencing the inspection:

- None

Description and Identification of the Property Inspected

Type

- Free standing domestic house

Style

- Single storey

Construction Type

- Brick veneer construction

Interior

- Plasterboard wall and ceiling linings

Piers

- Not applicable as slab on ground construction

Flooring (Interior)

- Tile, carpet and cork floor coverings

Roofing

- Timber truss roof

Roof Covering

- Concrete tile

Out Structures

- Pergolas

Check for all final building approvals for the house and any other structures on the property as a precaution. Obtaining building approvals after purchase of the property could prove to be costly and difficult.

Other Inspections and Reports Recommended

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.

- Council Plan Inspection
- Electrical Inspection
- Plumbing Inspection
- Timber Pest Inspection
- Asbestos Inspection
- Appliances Inspection
- Air-conditioning Inspection
- Hazards Inspection
- Estimating Report

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage

The building material or item has deteriorated or is not fit for its designed purpose

Distortion, Warping, Twisting

The Item has moved out of shape or moved from its position

Water Penetration, Dampness

Moisture has gained access to unplanned and/or unacceptable areas

Material Deterioration

The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay

Operational

The item or part does not function as expected

Installation

The installation of an item is unacceptable, has failed or is absent

The Definitions below apply to the CONDITION of individual items or specific areas:

Good

The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair

The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

Poor

The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

Important: Strata Title - *Where an item in the inspection findings below is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas 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.*

1.0 THE SITE

Driveways: No significant defects

Paths: No significant defects

Steps: No significant defects

Retaining Walls: No significant defects

Where a major defect is identified in any retaining wall regardless of height it is essential that an engineer's report be obtained

Surface Water Drainage: No significant defects

Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

Car Accommodation: Water penetration, dampness PLUS Material deterioration

- Water staining and damage present to the garage ceiling. The damage is directly under the pipe penetrations of the HWS located on the roof. We recommend further investigation and rectification of the roof flashings by a licenced roof plumber
- Moderate corrosion damage present in the rear roller door of the garage. Replacement will be required in due course
- Stored items significantly restricted the inspection to the interior of the garage. Further inspection of the concealed areas is strongly recommended prior to the exchange of contracts, if possible, as they could possibly contain defects. No responsibility can be held by the consultant for any defects concealed at the time of the inspection.
- The garage floor was covered with carpet no inspection of the concrete slab was carried out



Water staining present to the ceiling lining south of the roof access



Moderate corrosion to the garage door



Stored goods significantly restricted the inspection of the garage

Fences General: No significant defects

2.0 THE EXTERIOR OF THE BUILDING

Walls: No significant defects

Lintels: No significant defects

Doors: No significant defects

Windows: No significant defects

Stairs: Not applicable

Patios: Defects/Safety Hazards

- Chipped floor tiles at the front of the front patio are considered a safety hazard - recommend a licenced floor tiler be consulted for cost and scope of rectification

3.0 The Interior of the Building

Bedroom 1

Overall condition: no significant defects

- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Walls Interior - no significant defects
- Windows Internal - no significant defects
- Doors - no significant defects



Bedroom 2

Overall condition: no significant defects

- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Walls Interior - no significant defects
- Windows Internal - no significant defects
- Doors - no significant defects



Bathroom

Overall condition: water penetration, dampness

- Ceilings and Cornices - no significant defects
- Windows Internal - no significant defects
- Vanity/Hand basin - no significant defects
- Shower Screen - no significant defects
- Bath - no significant defects
- Toilet Suite - no significant defects
- Ventilation - no significant defects
 - Ventilation is provided by a ceiling mounted exhaust fan
- Water leakage -
 - High moisture readings returned at the base of the northern shower recess wall. The floor / wall junction of the shower recess has been heavily siliconed indicative that the shower has been leaking for some time. Water leakage encourages timber pest infestation and can cause significant damage to walls and floors if left unrepaired. A comprehensive water test by a licensed plumber is necessary to quantify the extent of the problem and to determine the most appropriate remedial action - recommend obtaining cost and scope of rectification prior to purchase
- Floor Tiles - no significant defects
- Wall Tiles - no significant defects
- Doors - no significant defects



Laundry

Overall condition: defects

- Ceilings and Cornices - no significant defects
- Windows Internal - no significant defects
- Laundry tub - installation
 - The laundry cabinet is not fixed to the wall. Loose cabinetry stress plumbing joints and can cause plumbing leakage. Recommend a plumber fix the cabinet to the wall
- Wall Tiles - no significant defects
- Floor Tiles - no significant defects
- Cracked threshold tiles present under the rear door
- Doors - no significant defects
- Toilet Suite - defects
 - Water leakage present from the flush pipe between the cistern and pan should be further investigated by a licenced plumber



Cracked threshold tiles

Kitchen

Overall condition: water penetration, dampness

- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Fit out/Cabinets - water penetration, dampness
 - The cabinet and shelf of the kitchen sink cabinet has deteriorated due to moisture exposure - whilst no leakage was noted at the time of the inspection further investigation by a licenced plumber is strongly recommended
- Windows Internal - no significant defects
- Appliances - not applicable
 - Wall oven
 - Electric cook top
 - Dishwasher
 - Range hood
 - It should be noted that only a very basic visual inspection of the kitchen appliances was undertaken. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. A more detailed inspection of the appliances is ideally required by a specialist if so desired.
- Walls Interior - no significant defects
 - Damage present to the walls at the NW corner of the room. Consult a licenced plasterer for repairs
- Wall Tiles - no significant defects
- Ventilation - no significant defects
 - Ventilation is provided by a reticulated (not ducted) range hood
- Bench Tops - no significant defects
 - Laminate Bench Tops



The cabinet and shelf of the kitchen sink cabinet has deteriorated due to moisture exposure

Living Room

Overall condition: water penetration, dampness

- Ceilings and Cornices - water penetration, dampness
 - Water staining and peeling paint present to the cornice and walls at the SW corner of the room. There were no defects noted to the roof tiles above and bedding and pointing appears to have been recently renovated. The area should be monitored for further roof leakage and remedial action carried out as required
- Architraves and skirtings - no significant defects
- Windows Internal - defects/safety hazards
 - Window lock broken at the southern side of the room
 - The southern window glazing is cracked and is considered a safety hazard - repairs are required
- Walls Interior - no significant defects
- Doors - no significant defects
 - The eastern sliding door is stiff - adjustments are recommended

Hallway

Overall condition: no significant defects

- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Walls Interior - no significant defects
- Doors - no significant defects
- Windows Internal - no significant defects

4.0 Services

Electrical Installation:

- Present although not tested

All electrical wiring, meter boxes and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this inspection. It is recommended that a licenced electrician be consulted for further advice

Plumbing:

- Present although not tested

All plumbing needs to be inspected and reported on by a plumber. It is recommended that a licenced plumber be consulted for further advice

Hot Water Service:

- Mains pressure roof mounted solar system
 - The base of the solar panel frame has moderate deterioration present – replacement may be required in the near future
 - The hot water system appears to be in working condition. No specific tests other than running the hot water from the tap were carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



All hot water services need to be inspected and reported on by a plumber and/or electrician. It is recommended that a licenced plumber and/or electrician be consulted for further advice.

Gas:

- Not Present

All Gas services need to be inspected and reported on by a gas plumber. It is recommended that a licenced gas plumber be consulted for further advice.

Phone:

- Present although not tested

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It is recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors:

- Location: Kitchen, Hallway
- Number Installed:2

AS 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

5.0 THE ROOF INTERIOR

Roof Covering Underside: Not applicable

- Sarking was present preventing an inspection of the underside of the roof covering. Defects may exist in concealed areas.

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

Roof Flashings Underside: Water penetration, dampness

- The roof flashings around the HWS pipes appear to be leaking. Water staining and damage present to the top of the ceiling linings and buckets have been placed under pipe penetrations to catch any dripping water - recommend pipe penetrations and flashings be further inspected and repaired by a licenced roof plumber to prevent further damage to ceiling linings and roof trusses



Water staining present to the ceiling lining under the HWS pipe penetrations



Buckets placed in the roof cavity to catch dripping water

Roof Framing: No significant defects

- Timber truss construction

Insulation: No significant defects

- The roof cavity is insulated with fibreglass batts

Sarking: Damage

- Sarking has been installed in the roof cavity
 - The sarking has been damaged in some areas - holes and tears reduce the effectiveness of the sarking as a moisture and insulation barrier. To maximise benefit, where possible, the sarking should be repaired with bitumen tape



Damaged sarking present above the living room

6.0 The Roof Exterior

Roof Coverings: No significant defects

Bedding and Pointing: No significant defects

The re-bedding and re-pointing of gable, ridge and hip tiles is an ongoing maintenance item. Regular inspections and maintenance is recommended to prevent moisture entering the roof space. Further advice when required should be sought from a licensed roof tiler

Roof Flashings: No significant defects

Gutters and Downpipes: Operational

- The downpipe connection at the NW corner of the building has been connected to a pulley to switch between tank and downpipe, the connection is not operational - recommend a roof plumber be consulted to provide cost and scope of rectification. Excess moisture around the house encourages foundation movement and timber pest activity
- Apply silicone to downpipe and gutter joints as they appear to be leaking



We strongly recommend a licenced plumber inspect and detail the requirements to ensure that the gutters and downpipes are functional and adequate for the situation.

Valleys: No significant defects

Skylights Vents Flues: Material deterioration

- The plastic skylight tiles have hairline cracks present - replacement is recommended to prevent possible water leakage into the house



The plastic skylight tiles have hairline cracks

Eaves Fascia Barges: No significant defects

7.0 CRACKING OF BUILDING ITEMS

Is There Cracking to Building Items? **No significant cracks identified at the time of the inspection**

- **Appearance Defect**

Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

- **Serviceability Defect**

Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

- **Structural Defect**

Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Important

Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

All fall outside the scope of this Pre Purchase Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

CONCLUSION AND SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

- ***The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered TYPICAL***
- ***The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered LOW***
- ***The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is AVERAGE***

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

This Summary is supplied to allow 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.

Definitions

High

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

Typical

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

Low

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

Above Average

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

Average

The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average

The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect

Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect

Any defect other than what is described as a major defect.

Important Advice

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house 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 provide advice on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run-off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information

Regarding the Scope and Limitations of the Inspection and this Report

Important Information Any person who relies upon the contents of this 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) 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 the building inspected. This 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) **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. The inspection DID 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 and other areas that are concealed or obstructed. The inspector **DID 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) This Report does 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 this 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.**)
- 4) **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify us as soon as possible of 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 the inspection. If you are not satisfied with our response you must within twenty one (21) days of your receipt of our written response refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear

and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner: (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete

- 5) **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 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 or 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 of sealing or 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 was 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 it 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) **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
- 8) **ESTIMATING DISCLAIMER:** Any estimates provided in this 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 this report.

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).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

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 and Report was carried out by: Thomas Haschek

Address: 43 Dawson Crescent, Gloucester NSW 2422

Licence: 60553S

Insurance Accreditation Number: 6236

Dated: 9 January 2015

SIGNED FOR AND ON BEHALF OF:

Mid Coast Property Inspections

