



Professional Home Inspection
 1 Barkly Street Winchelsea VIC 3241
 Mobile Phone 0418 525 772
 ABN: 63754002891

Pre Purchase Building Report



Front Elevation of the Inspected Property

CLIENT DETAILS:

Client:	Bill Smith		
Contact Details:	Ph. 0421000111	Email: <u>bill1234@me.com</u>	
Report No:	SMI-270718		
Inspection address:	1 Bob Street Johnson, VIC, 3299		
Inspection Date & Time:	27 July 2018	Arrival time:	8:15 AM
	8:30 AM	Departure time:	10:00 AM
Weather Conditions at time of inspection:	Fine	Temperature:	8
Inspectors Name:	Craig Tucker	License No.	DB-U 3538
Inspectors Email:	<u>craig@professionalhomeinspection.com.au</u>		
Inspectors Phone No.	Mobile Phone 0418 525 772		

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Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

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2.0 Fee & Inspection Agreement

INSPECTION AGREEMENT

THIS AGREEMENT LIMITS OUR LIABILITY - PLEASE READ IT CAREFULLY

This Pre Purchase Building Inspection Agreement (the "Agreement") is made on the date stated in the front page between:

Professional Home Inspection (hereinafter "PHI") first party and

Client named on the front page (hereinafter "Client") second party.

(a) "PHI" carries on the business of conducting building inspections and providing building inspection reports and other services.

(b) Client engages "PHI" to conduct a pre purchase building inspection and report findings ("Services") performed at premises located at the address stated ("the Property").

1. FEE:

Client agrees to pay the fee stated in the Schedule for the performance of the Services selected. This amount shall be paid in full prior to commencement of the Services (unless otherwise agreed in writing by the parties). Should Client fail to timely pay the fee, Client will reimburse "PHI" all reasonably incurred fees associated with collection, including but not limited to administration costs, solicitor fees, and cost of litigation.

2. THE PURPOSE OF THE INSPECTION:

The purpose of the inspection is to provide advice to a prospective purchaser or other interested parties regarding the condition of the property at the time of inspection.

3. THE SCOPE OF THE INSPECTION:

(a) The inspection shall comprise visual assessment of the property to identify major defects and form an opinion regarding the general condition of the property at the time of the inspection.

(b) This inspection will be carried out in compliance with AS4349.1-2007.

(c) The following areas shall be inspected where applicable:

(d) The interior of the building.

(e) The roof space.

(f) The exterior of the building.

(g) The sub-floor space.

(h) The roof exterior

(i) The property within 30m of the building subject to inspection.

4. AREAS FOR INSPECTION:

Client or its agent shall arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is not responsible for arranging entry to the property or parts of the property. Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of, the inspection.

5. LIMITATIONS:

(a) The inspection and report does not include any areas that are concealed, contained, or cannot be seen, due to:

furniture or other personal belongings concealing evidence of issues which may be discovered at a later date;
any furniture or personal belongings;

locked doors, pets, narrow boundary clearance, thick vegetation, small roof or crawl space and weather conditions.

(b) The inspector cannot move or relocate any furniture or personal belongings.

(c) Nothing will be dismantled and there will be no invasive inspection during the inspection.

- (d) In cases where the services (water/gas/electricity) have not been used for some time prior to the inspection being carried out, such conditions may inhibit the detection of defects such as dampness caused by water leaks.
- (e) The report is not a certificate of compliance, guarantee, warranty, or any form of insurance.
- (f) The report does not include the identification of unauthorized building work or of work not compliant with building regulations.
- (g) The report does not identify any individual minor defects.

6. REASONABLE ACCESS:

- (a) Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers. Subfloor areas sprayed with chemicals will not be inspected unless it is safe to do so.
- (b) The following minimum access space is required:

AREA	ACCESS HOLE	CRAWL SPACE	HEIGHT
Roof interior	400 x 500	600 x 600	Accessible from a 3.6m ladder
Roof exterior			Accessible from a 3.6m ladder

7. EXCLUSIONS:

- (a) The inspection shall not cover the items listed in Appendix D of AS4349.1-2007, a copy of which is annexed to this agreement.
- (b) Other exclusions include inspection of asbestos, Magnesite and mould.

8. STRATA PROPERTIES:

- (a) The inspection is limited to the interior and the immediate exterior of the property to be inspected, as that is the extent of the individual property, and does not include common property and review of body corporate or similar reports.
- (b) Client is advised to obtain a full strata report, including all common areas of the property.
- (c) Client and any prospective purchaser is advised that their liability for the cost of repairing building defects is not restricted to the particular unit which they are proposing to purchase, but may include contribution to the whole of the common property.
- (d) Client acknowledges that it has been advised that the inspection and report by "PHI" of the Property and its immediate surrounds may be insufficient as an indicator of the total extent of overall liability of Client to contribute to costs of repairs to the building of the Property should Client proceed to purchase the Property.

9. PRE PURCHASE STRUCTURAL INSPECTION:

- (a) The inspection is limited to assessment of the structure of the property, as per Appendix A of AS4349.1-2007.
- (b) The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the structure of the property.
- (c) The inspection shall comprise of a visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property.
- (d) The inspector shall only inspect the structural elements such as, internal & external walls, roof framing, ceiling framing, subfloor framing, foundations, balconies & pergolas. The presence or otherwise of defects shall only be relevant when such defects relate to the structural condition of the building.

10. VENDOR INSPECTIONS:

Where Client is a prospective vendor of the property Client is required to notify the inspector of any existing conditions or issues of the property, on or before the inspection of the property.

11. EXTENT OF REPORTING:

- (a) A written inspection report will be provided, describing any:
Major Defect;
Safety Hazard

on the basis of comparison with 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.

- (b) The inspector works solely for the Client.
- (c) The inspector has no vested interest in whether or not the property purchase is completed.
- (d) The inspector does not perform repairs / referral for repair, to prevent a conflict of interest.

12. LIMIT OF LIABILITY:

- (a) If "PHI" fails to perform the Services as provided herein or are careless or negligent in the performance of the Services, liability of "PHI" for any and all claims related thereto is limited to the fee paid for the Services, and Client releases "PHI" from any and all additional liability to pay damages or compensation.
- (b) Client agrees there will be no recovery for consequential damages arising from any Services performed in accordance with this agreement.
- (c) Client understands and agrees that the performance of the Services, without this limitation of liability would be more technically exhaustive, likely require specialist advisors additional to the inspector and would cost substantially more than the fee paid for this limited visual inspection.
- (d) The client agrees to notify the inspector in written form, within ten working days after discovery of the issue. The client agrees not to repair, replace or alter the issues raised prior to the inspector re-inspecting the property. If a dispute continues then an independent mediator will be required, each party is to pay their own costs.

13. CANCELLATION POLICY:

If the inspection is cancelled within a 24hour period of the due date of the inspection or access is not granted at the agreed time of inspection (no show), the full fee of the inspection will be charged.

14. DISCLAIMER:

- (a) Any report provided by "PHI" to Client is based upon a visual inspection only report and non-invasive limited to those areas as set out in this agreement.
- (b) The inspection report is confidential and intended for the exclusive benefit and use by the Client and their agent for the purpose of considering the purchase of the Property. The report, or any portion thereof, is not intended to be provided to or for the benefit any person not a party of this agreement. Client acknowledges that if it allows or causes the report or any portion thereof to be disclosed or distributed to any third party, it indemnifies, defends, and holds harmless "PHI" for any claims or actions based on the Services or the report brought by any party.

Client : Bill Smith

Property Address : 1 Bob Street Johnson, VIC, 3299

Email : bill1234@me.com

Inspection Date : 27/07/2018

Inspector : Craig Tucker

Report I.D. # : SMI-270718

Client / Agent Signature Agreement Form On File

<u>INSPECTION FEE</u>	
Inspection Fee	\$000.00
Total Inspection Fee	\$000.00

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3.0 TERMINOLOGY & THEIR DEFINITIONS

GLOSSARY OF TERMS:

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

BUILDING ELEMENT: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. ie sub floor space, roof space etc.

CLIENT: The person or other entity for 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 organization responsible for carrying out the inspection.

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

STRUCTURAL ELEMENT: Physically distinguishable part of a structure. ie post, beam etc.

BUILDING ELEMENTS and inspection areas

BUILDING ELEMENT

INSPECTION ELEMENTS

BUILDING INTERIOR	Ceilings, Walls, Floors, Windows, Doors, Kitchen, Bathroom, Laundry and stairs
ROOF SPACE	Roof covering, Roof Framing, Sarking, Party Walls, Insulation
BUILDING EXTERIOR	Walls, Frames and structures, Chimneys, Stairs, Balconies, verandas, patios
SUBFLOOR SPACE	Timber Floor, Suspended concrete floors
ROOF EXTERIOR	Roof, Skylights, Valleys, Guttering, Down pipes, Eaves, Fascia and barge
THE SITE	Car accommodation, garden sheds, Retaining walls (less than 700mm), Paths, Driveway, Steps, Fencing, Surface Water.

BRACKETED NUMBERS

- (1) Major Defect
- (2) Minor Defect
- (3) Safety Hazard
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Evaluation or repairs by a Qualified Licensed Contractor.

DEFECT DEFINITIONS

CATEGORY OF DEFECT

MAJOR DEFECT: A defect 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.

SAFETY HAZARD: An item that can have an adverse impact on your safety, which may constitute a present or imminent serious safety hazard.

TYPES OF CRACKING DEFECTS

APPEARANCE DEFECT: Where in the opinion of the inspector the only present or consequence of the cracking is that the appearance of the element is blemished. Fault or deviation from the intended appearance of a building element.

SERVICEABILITY DEFECT: Where in the opinion of the inspector the present or expected consequence of the cracking is that the function of the building element is impaired. Fault or deviation from the intended serviceability performance of a building element.

STRUCTURAL DEFECT: Where in the opinion of the inspector the present or consequence of the cracking is that the structural performance of the building element is impaired, or where the cracking is the result of the structural behavior of the building. Fault or deviation from the intended structural performance of a building element.

CONDITION DEFINITIONS

HIGH (POOR): The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

LOW (ACCEPTABLE): The frequency and/or magnitude of defects are lower than the inspectors 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 with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high 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 may be areas or members requiring minor repair or maintenance. There are no major matters that require attention or rectification.

BELOW AVERAGE: The overall condition is below that with dwellings of approximately the same age and construction. There may be areas or members that show significant defects and or poor non tradesman like workmanship and or long term neglect and / or defect requiring major repairs.

BUILDING TERMINOLOGY

Access Hole:	An opening in a part of a structure, to allow for entry to carry out an inspection.
Ag Line:	Agricultural Line, a below ground drainage system.
Ant Cap:	Metal barrier placed on piers or along masonry walls to aid in termite detection.
Architrave:	Mouldings surrounding windows and doors.
Balustrade:	Vertical members used to support under handrail on stairs or landings.
Bearer:	A sub floor timber that supports joists.
Concrete:	A mixture of aggregate, sand, cement and water to form artificial stone.
Cornice:	A moulding secured between the ceiling and wall junction.
DPC:	Damp Proof Course, A continuous layer to prevent moisture rising.
Eaves:	The overhang of a roof to the perimeter of the dwelling.
Fascia:	A Horizontal member fixed to the ends of the rafters.
Flashings:	An impervious material used to prevent moisture penetration, on the roof.
Footing:	The structure used to transfer load from the dwelling above to the foundation below.
Foundation:	The earth in which the footings are placed
Gable:	The vertical triangle end of a roof.
Going:	Or Tread, The horizontal distance from riser to riser, in stair construction.
Hanging Beam:	A beam used to support one or multiple ceiling joists
Hip:	The diagonal sloping edge on a roof, between the exterior wall and ridge.
Insulation:	Material used to control thermal and or acoustic situations.
Joist:	A horizontal member supporting the flooring or ceiling lining.
Lagging:	Insulation wrapped around hot water pipes
Lintel:	A horizontal member spanning an opening and supporting a load.
Mortar:	A cement based compound to adhere masonry bricks together.
Newell Post:	The support post at both ends of a handrail.
Parapet:	A wall protruding above the roof.
Pelmet:	A method to conceal curtain rods or sliding door tracks to windows or doors.
Perpend:	The vertical mortar joint between bricks.
Pier:	Used to support the bearers of a dwelling.
Pointing:	The type of finish applied to masonry joints, roofing or brickwork
Rafter:	The sloping member of the roof supporting the roofing material.
Render:	A cement mixture applied and finished over masonry walls.
Ridge:	The horizontal member at the top of the roof.
Riser:	The vertical member under each step, in stair construction
Skirting:	Moulding between the floor and wall junction.
Soffit:	Or Eaves, The underside lining between external wall and fascia
Threshold:	The sill or step at an external door.
Truss:	A structural manufactured member to support the roof and ceiling loads.
Under Pinning:	A method of supporting footings, that may be damaged or taking extra load.
Valley:	The metal material between two sloping surfaces on a roof.
Weep Holes:	Drainage holes in masonry wall to allow water from behind to escape.

REPORT LEGEND

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Inspector: Craig Tucker

THE BRACKETED NUMBERS ARE DEFINED AS FOLLOWS:

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

The term " Satisfactory " or " Appears Satisfactory " Is used to identify an item or component that was found to be functionally usable at the time of the Property Inspection. Normal wear & tear is not noted.

THE PURPOSE OF THE BUILDING INSPECTION

The purpose of the inspection is to provide advise to a prospective purchaser or other interested party regarding the condition of the structure of the property.

The inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property.

THE BUILDING INSPECTION OUTLINE

This inspection will be carried out in compliance with AS4349.1-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.

- 1. This inspection is a visual evaluation only for the buildings within 30 meters of the main building and within the inspection properties boundaries.
- 2. **ACKNOWLEDGMENT:** I agree to contact the Inspector once I have read the report or the Inspector will contact me. If The Client(s) have any Questions / Comments, Please Call The Inspector As Soon As Possible.
- 3. The Inspector works solely for the Client(s), not the Agents or Sellers.
- 4. The Inspector has no vested interest in whether or not The Property purchase is completed.
- 5. The Inspector does not perform repairs / referrals for repairs, to Prevent a Conflict of Interest.
- 6. The Inspection Report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the Sellers, Agents or Others. The Client(s) are is strongly advised to obtain one.
- 7. Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.
- 8. The report will also advise on visible major defects, safety hazards and any cracking visible to the buildings elements on the day and time of the inspection.
- 9. The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)
- 10. The Inspector will advice you should there be need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.
- 11. We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.
- 12. It is highly recommended that a full Timber Pest Inspection carried out in compliance with AS4349.3-2010.
- 13. No inspection will be carried out for Asbestos. (This is out of our area of expertise)
- 14. No inspection will be carried out for Magnasite. (This is out of our area of expertise)
- 15. No inspection will be made for Mould. (This is out of our area of expertise)
- 16. Costs for building work are not provided within this Report. Should you require any costings you should seek further advice from a licensed builder.
- 17. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.
- 18. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.

4.0 INSPECTOPN REPORT

Report ID No: SMI-270718

SUB-FLOOR:

NOTICE: The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / pest inspector & consider any recommendations for repair / replacement / treatment prior to the sale closure. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

STRUCTURE TYPE	One Story House Timber Floor
FLOOR TYPE	Raised Footings Hardwood Bearers And Joists
SUB FLOOR VENTILATION	Brick Vents
SUB FLOOR ACCESS	South Side Of House
SUB FLOOR SUPPORTS	Concrete Stumps & Brick Piers
SUBFLOOR GROUND TYPE	Natural Ground

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

- ~ Sub Floor Structure: There is cut or missing structural components under the shower base. (1)(4)
- ~ Sub Floor Space: There is debris and rubbish in the sub floor space making access for inspection and maintenance difficult. Broken cement sheet was found under the bathroom discarded from renovating the shower. Because of the age of the property and the appearance of the material used in the lining it is advised to have an asbestos inspection carried out on the property. (2) (3) (4)
- ~ Stump Footings: Stumps have been packed to support bearers and packing is not of a suitable material or secured in place at several areas. (2)(6)
- ~ Sub Floor Structure: There is evidence of water damage to the flooring under the bathroom, this will require renovation of the bathroom to rectify. (2) (6)
- ~ Sub Floor Space: The ground in the sub floor space was wet at the South/ East corner. (2)(4)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.SMI

SUB-FLOOR PHOTOS

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Craig Tucker , Inspector



Structural Bearer Cut



Cement Sheet Debris



Stumps Packed



Floor Under Shower Damaged



Floor Under Shower Damaged



Debris Under Bathroom

SUB-FLOOR PHOTOS

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Subfloor Wet

BUILDING EXTERIOR:

NOTICE: The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior timber surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review a pest report & consider any recommendations for repair / treatment of the property prior to the sale closure. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

DWELLING FACING:	North
EXTERNAL WALLS:	Brick Veneer
WINDOWS:	Timber
DOORS:	Front Door Timber & Security - Rear Timber
ELECTRICAL:	Overhead Service To The West Side Of House
STAIRS:	Timber Front Entry Brick & Concrete Rear
PERGOLA:	Not Applicable
VERANDA'S OR BALCONIES:	Concrete Balcony Front & Rear Verandah At Rear
SPECIAL FEATURES:	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Brickwork: Major cracking of the brickwork usually associated with failure of the footings and movement in the foundations found at several areas. (1) (4)

~ Brickwork: The brickwork was damaged most likely caused by removal of a previous structure at the rear porch area. (2) (6)

~ Brickwork: Displacement of the brickwork caused by significant movement of the wall or its footings was found at the West wall of the house and Front Entry. (1) (4)

~ Fascia Boards: There has been movement at the gable joint most likely caused by movement of the brick wall and foundations on the west end. (2) (6)

~ Brickwork: Tiled sills are damaged or loose at several areas. (2) (6)

~ Timber Windows: Window frames are warped, split and decayed these will need repair or replacement to prevent further damage to other elements of the building at some areas. (2) (6)

~ Fascia Boards: Fascia boards are decayed and will require repairs or replacement to prevent decay spreading to other structural elements at several areas. (2) (6)

~ Brickwork: The brick vents are loose, this is most likely caused by poor installation methods. These allow air to circulate under the house and keep vermin out. (2) (6)

~ Timber Windows: Broken glass panel at Bed 2 and Kitchen windows. (2) (3) (6)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
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BUILDING EXTERIOR PHOTOS

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Brick Vent Loose



Bricks Damaged



Glass Broken



Brick Walls Cracked



Brick Walls Moved



Brick Walls Moved

BUILDING EXTERIOR PHOTOS

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Brick Walls Cracked



Roof Structure Moved



Brick Walls Cracked



Sill Tiles Moved



Brick Walls Moved



Windows Decayed And Repaired

ROOF EXTERIOR:

NOTICE: The visible portions of the roof / roof penetrations / flashings were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the sale closure. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

MAIN ROOF	Concrete Tile
SECOND ROOF	Metal & Polycarbonate On Verandah & Carport
FASCIA / GUTTERS	Timber Fascia & Metal Gutters
DOWNPIPES	Material Is Metal Round & Square
ROOF TYPE	Gable With Valleys

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

- ~ Gables & Trims: The timber trim is warped, split and decaying at several areas. (2) (6)
- ~ Main Tiled Roof: The valley tiles have been cut so that they meet tight together. Although this was a method used when the home was built it is no longer used. There is no access to inspect the metal gutter below for damage and it causes debris to build up restricting the flow of water. (2) (6)
- ~ Gutters: Debris, rubbish etc built up in several areas of the guttering need removing to provide proper flow to the outlets. (2) (6)
- ~ Main Tiled Roof: Cracked pointing to the hip and ridge capping in several areas leaves the capping tiles unsecured to the rest of the roof surface. (2) (6)
- ~ Verandah Roof: There is no guttering installed on the verandah roof an indication that it may not be certified or compliant. (2) (4)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
- (6) **Recommend Repairs by a Qualified Licensed Contractor.**

ROOF EXTERIOR PHOTOS

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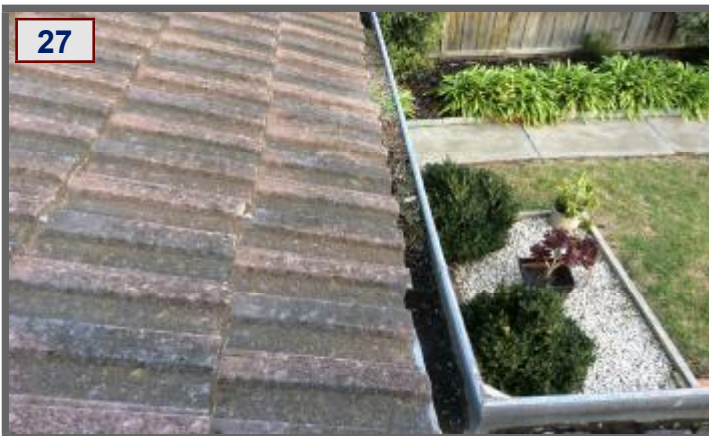
Craig Tucker , Inspector



Fascia Boards Decayed



Valleys Cut Tight



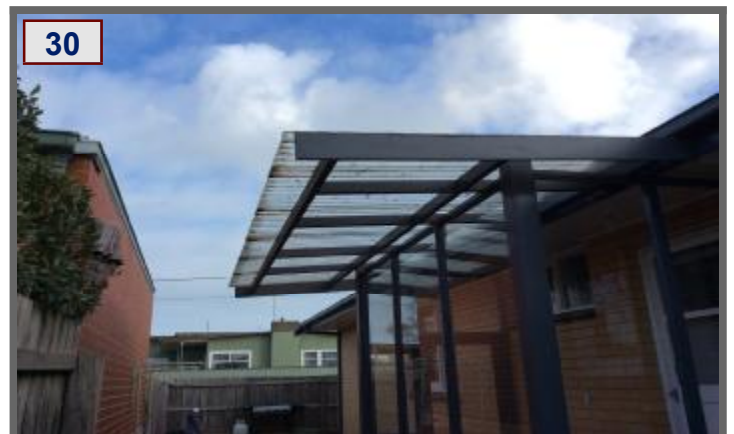
Debris In Gutters



Tile Pointing Cracked



Fascia Boards Decayed



No Gutter On Verandah

ROOF SPACE:

NOTICE: The visible portions of the roof space were observed to determine their condition at the time of inspection. Roof spaces will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the ceiling / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the sale closure. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

ROOF FRAMING	Pitched Roof Frame & Material Is Hardwood
ROOF SPACE ACCESS	Has Been Provided From The Laundry
ROOF SPACE INSULATION	Insulation Is 50 To 100mm Thick Fibre Glass Batts
ROOF SARKING	None Provided Under Tiles
ROOF SPACE VENTILATION	Through Tiles

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

~ Roof Space: There is cement sheet used in the roof space at the laundry ceiling and because of the age of the property and the appearance of the material used it is advised to have an asbestos inspection carried out on the property. (2) (3) (4)

~ Roof Space: There is evidence of pests/rodents in the roof space by the presence of droppings and discarded bait containers. (2) (5)

~ Roof Space: Rubbish and debris left from previous works litters the roof space restricting access for inspection and maintenance. (2) (6)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
- (6) **Recommend Repairs by a Qualified Licensed Contractor.**

ROOF SPACE PHOTOS

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



Cement Sheet Ceiling Lining



Evidence Of Rodents



Debris On Ceiling

BUILDING SITE:

NOTICE: The visible portions of the Building Site were observed to determine their condition at the time of inspection. This includes permanent structures, fences, retaining walls, paths, driveways and site conditions relevant to the building within a 30m radius of the main dwelling.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SITE TOPOGRAPHY: Falls To The North / East
SITE DRAINAGE: No Installed Drainage
FENCES: Timber Paling Fencing
GATES: Timber Framed & Clad
VEGETATION: Well Maintained Low Maintenance Landscaping
DRIVEWAY: Gravel
RETAINING WALLS: Not Applicable
SITE FEATURES:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

- ~ Fence: The fence is leaning over and unstable at several areas. (2) (6)
- ~ Fence: The fences have broken, loose and deteriorated components at several areas and may require replacement. (2) (6)
- ~ Gates: Gates are out of alignment and will require maintenance and adjustment to close and latch correctly at the west side. (2) (6)
- ~ Garden Shed: The garden storage shed has been built within the last seven years and would have required a building permit. If no evidence of regulatory compliance is available it is advised to seek further evaluation. (4)
- ~ Garden Shed: The storm water pipes on the shed are not connected and are discharging onto the ground causing erosion around the shed. (2) (6)
- ~ Building Site: Garden beds against the house encourages watering in dry weather which can cause damage to the footings and surrounding surfaces as well as significantly altering moisture levels in the ground. (2) (4)
- ~ Concrete Footpaths: The footpath was found to have significant displacement in some areas causing a trip hazard and indicating a lack or failure of reinforcing mesh. (2) (6)
- ~ Surface Drainage: There is no surface drainage installed and the ground surface is not graded away from the house at the south and west sides. (2) (6)
- ~ Building Site: Vegetation is overgrown in several areas making access difficult for maintenance and repairs as well as potentially causing damage. This vegetation may be growing on the adjoining property. (2) (6)
- ~ Gravel Driveway: The driveway has loose laid gravel which cannot be compacted and is not suitable for the purpose. (FYI)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
- (6) **Recommend Repairs by a Qualified Licensed Contractor.**

BUILDING SITE PHOTOS

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

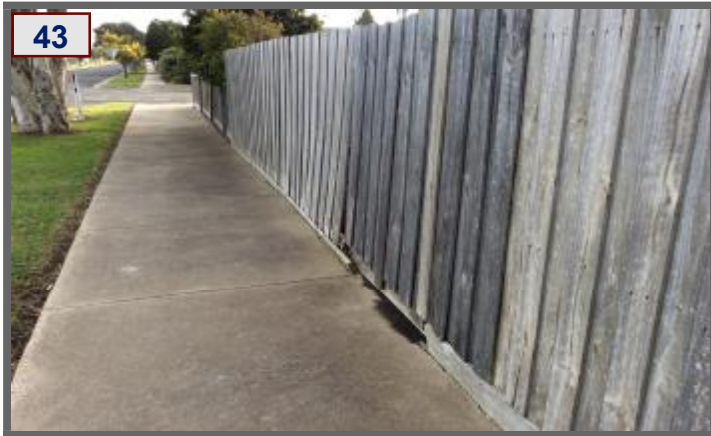
Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



Fences Deteriorated



No Storm Water Connected On Shed



No Surface Drainage Installed



Gate Out Of Alignment



Garden Shed Size



Gardens Against House

BUILDING SITE PHOTOS

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

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Craig Tucker , Inspector



Paths Cracked And Displaced



Ungraded Gravel Drive



Over Grown Vegetation

BUILDING INTERIOR:

NOTICE: The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / fixtures were observed to determine their condition at the time of inspection. Furniture / clothing will not be moved to inspect walls / floors. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

BEDROOMS:	Three
BATHROOMS:	One & Seperarate Wc
FLOORS:	Timber & Vinyl
WALLS:	Plasterboard & Painted
CEILINGS:	Plasterboard & Painted
DOORS:	Hollow Core Flush Panel Doors
SMOKE DETECTORS	Battery Powered Incorrectly Installed
SPECIAL FEATURES	Polished Timber Floors
PROPERTY FURNISHED?	Yes Fully Furnished

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

- ~ Plaster Ceiling: Minor cracks were found in several locations usually associated with minor structural movement. (2) (6)
- ~ Windows: The fly wire screens are damaged or missing at several areas. (2) (6)
- ~ Tiled Floor: Loose tiles were found usually associated with movement of the substrate or failure of the adhesive at the fireplace hearth. (2) (4)
- ~ Tiled Walls: There was cracked and loose grout found at the fireplace mantle. (2) (6)
- ~ Floors: The floors were checked in several locations and were found to be slightly out of level and undulating consistent with nearly all types of floor structures. (2)
- ~ Interior Hinged Doors: Are out of alignment making them difficult to latch closed at several areas. (2) (6)
- ~ Interior Sliding Doors: Door guides are broken or missing allowing the door to hit the jambs at the Family Room. (2) (6)
- ~ Windows: The windows are difficult to open and close and require maintenance and adjustment to function correctly at several areas. (2) (6)
- ~ Windows: The window balance is damaged and no longer functioning as intended at several areas. (2) (6)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

INTERIOR PHOTOS

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



Cracked Plaster Ceilings



Damaged Insect Screens



Damaged Tiled Hearth



Cracked Tile Mantle

KITCHEN:

NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for operational function. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

BENCH TOP:	Laminate	
DOORS & DRAWERS:	Timber	Painted Finish
SINK	Stainless Steel	
SPLASHBACK:	Tiled	
OVEN/COOKTOP:	Gas Free Standing Range	
RANGE HOOD:	Exhaust Fan	Flued To Roof Space

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

~ Cupboard Doors & Drawers: The doors and drawers are out of alignment and require maintenance and adjustment to function correctly at several areas. (2) (6)

~ Plaster Ceiling: Minor cracks were found in several locations usually associated with minor structural movement. (2) (6)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
- (6) **Recommend Repairs by a Qualified Licensed Contractor.**

KITCHEN PHOTOS

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Craig Tucker , Inspector



Doors And Drawers Out Of Alignment



Cracked Plaster Ceiling

BATHROOM:

NOTICE: The visible portions of the bathroom were observed to determine their condition at the time of inspection. Associated built in counters / cabinets / sinks / baths / showers / toilets / drains were observed to determine their condition at the time of inspection. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Off Hallway

Vanity:	Moulded Top & Laminate Doors	
Bath:	Cast Iron	Inset On Paneled Surround
Shower Screen:	Framed Pivot Door & Return	
Floors:	Vinyl Sheet	
Walls:	Water Resistant Panel	& Painted Plaster Board
Ventilation:	3 in 1 Fan / Light / Heater	& Window

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

- ~ Vanity Unit: The unit has been water damaged and may require replacement. (2) (6)
- ~ Bathtub: There is damaged and missing sealant compromising its intended function this needs to be repaired to prevent water penetration. (2) (6)
- ~ Wall Lining: The wall lining in some areas is cement sheet. Because of the age of the property and the appearance of the material used in the lining it is advised to have an asbestos inspection carried out on the property. (2) (3) (4)
- ~ Architrave's / Skirting: There is water damage causing swelling and paint deterioration at the front of the shower. (2) (6)
- ~ Timber Floor: Floor boards were found to be damaged at the front of the shower and bath. (2) (6)
- ~ Shower: There is evidence of a leak at the front of the shower base by the damage to surrounding components. (2) (6)
- ~ Shower: There was damaged and missing sealant compromising its intended function this needs to be repaired to prevent water penetration. (2) (6)
- ~ Interior Doors: The surface of the door is damaged at the bottom edges. (2) (6)
- ~ Interior Hinged Doors: The latch plate is missing from the door causing damage to the door jamb. (2) (6)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
- (6) **Recommend Repairs by a Qualified Licensed Contractor.**

BATHROOMS PHOTOS

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



Water Damaged Vanity



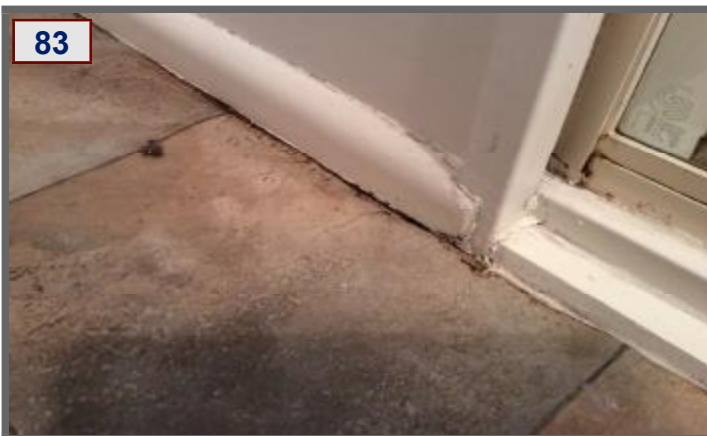
Sealant Around Bath



Cement Sheet Paneling



Leaking Shower And Decayed Timber



Decayed Skirting And Floor



Sealant In Shower

BATHROOMS PHOTOS

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Craig Tucker , Inspector



Door Damaged



Door Strike Missing

PLUMBING:

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Testing of water filters, pumps and septic systems as well as the testing of hot water systems beyond the scope of this report. Gas meters found shut off will not be turned on & any gas appliances found will not be tested. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WATER METER	Located At Center Of Front Boundary
WATER SHUT OFF VALVE	Located At The Water Meter
WATER SUPPLY LINE	Material Is Galvanized
WATER HEATER	Located At East Side Of House
WATER HEATER POWER AND AGE	Natural Gas Water Heater Is Approx:7yr
WATER HEATER BRAND AND SIZE	Dux 135 Lt

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

~ Water Meter: It is important to know the location of the water meter and shut off valve in case of an emergency. These are located on the front boundary app center. (FYI)

~ Water Meter: The meter and shut off valve are buried bellow ground level making them difficult to locate and operate when required to isolate the water to the house. (2) (6)

~ Storm Water System: There is damage to the storm water pipe this may restrict the flow of water to the discharge point causing water to escape at other points. (2) (6)

~ Gas Meter: It is important to know the location of the gas meter and shut off valve in case of an emergency. These are located on the North / East corner of the house. (FYI)

~ Hot Water Service: The overflow from the pressure relief valve is discharging onto the ground beside the footings which causes abnormal moisture conditions in the foundations, these should be redirected to a suitable drain. (2) (6)

~ Waste Pipes: There is no cap on the waste pipe from the laundry which may allow water to discharge onto the ground. (2) (6)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
- (6) **Recommend Repairs by a Qualified Licensed Contractor.**

PLUMBING PHOTOS

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



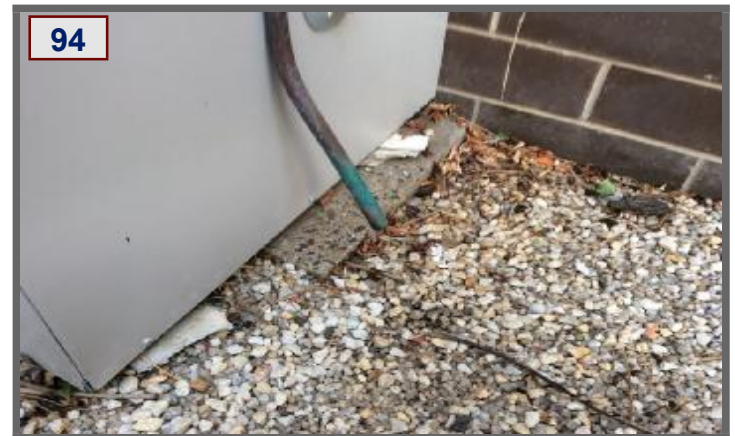
Water Meter Buried



Storm Water Pipe Damaged



Gas Meter Location



HWS Overflow Onto Ground



No Cap On Laundry Waste

ELECTRICAL:

NOTICE: The visible portions of the lights / light switches, power outlets, Smoke detector, will be observed to determine their condition at the time of inspection. Lights & switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SERVICE ENTRANCE	Is Overhead To The West Side Of House
MAIN PANEL	Located At The West Side Of House
SUB BOARD	Located In Meter Box
CIRCUIT BREAKER TYPE	Ceramic With Fuse Wire & Some Added Switches
SOLAR POWER	None Provided
RESIDUAL CURRENT DEVICE	Installed Protecting Unknown Circuits
SMOKE DETECTORS	Battery Operated In The Hallway

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

- ~ Main Switch Panel: It is important to know the location of the main switch panel and isolation switch in case of an emergency. These are located on the west wall of the house inside the meter box. (FYI)
- ~ Main Switch Panel: The switch panel is original with ceramic fuses. These require the wire within a fuse to be replaced should a circuit trip. This also requires fuse wire of the correct size, tools and a certain level of skill. It is advised to have the panel upgraded to circuit breaker switches which will also incorporate a safety switch. (FYI)
- ~ Main Switch Panel: The meter box is deteriorated and may no longer be protecting the meter and switch panel from the elements. It also has damage to the interior. (2) (6)
- ~ Fittings And Fixtures: The switch plate is damaged. This may affect its operation as well as expose live components at the Bathroom. (2) (3) (6)
- ~ Smoke Detectors: The smoke detectors are not installed in the positions required by regulations and as such are ineffective. Recommend having a certified person install, inspect and test every twelve months. (2) (3) (6)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
- (6) **Recommend Repairs by a Qualified Licensed Contractor.**

ELECTRICAL PHOTOS

Report #: SMI-270718

Client: Bill Smith

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Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



Ceramic Fuses



Meter Box Damaged



Light Switch Damaged

HEATING / COOLING:

Notice: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are not tested for operational function as part of this report. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

PRIMARY HEATING SYSTEM	Natural Gas Inbuilt Heater Located In The Family Room
THERMOSTATS /CTRLS	Located At On The Heating Unit
DUCTING	Not Applicable
VENTING / COMBUSTION AIR	Metal Vent & Vent Cap Through Chimney
AIR FILTERS	Not Applicable
COOLING SYSTEM	Reverse Cycle Split System Located In The Dining Room
THERMOSTATS / CNTRLs	Located On The Unit & Hand Held Remote
DUCTING	Not Applicable

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

~ Reverse Cycle Split System Air Conditioner: The condensation drain from the indoor unit is discharging onto the ground beside the footings which causes abnormal moisture conditions in the foundations, these should be redirected to a suitable drain. (2) (6)

~ Reverse Cycle Split System Air Conditioner: The units need regular cleaning and servicing to function correctly it is not known when this maintenance was last undertaken. (FYI)

~ **Gas Heater:** The gas heater installed is part of a national safety alert in relation to high level carbon monoxide emissions and has been disconnected. It should not be reconnected without certification. (2) (4)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
- (6) **Recommend Repairs by a Qualified Licensed Contractor.**

HEATING / AC PHOTOS

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



Condensation Drain Onto Ground



Split System Air Conditioner



Vulcan Heater Disconnected

GARAGE / CARPORT:

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

TYPE:	Freestanding Single Carport
SLAB FINISH:	Gravel Floor
GARAGE DOORS	Not Applicable
Access / Side Door	Not Applicable
WALLS:	Wall Of House One Side
CEILINGS:	No Lining Exposed Metal Frame
WINDOWS:	No Windows Present
VENTILATION:	Open Three Sides

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

~ Carport: The structure of the carport is showing signs of corrosion, these need to be assessed and treated to prevent further damage at the post supports. (2) (4)

~ Garage/Carport Roof: The down pipe id damaged and requires replacement. (2) (6)

~ Carport: The structure is free standing and not attached to the house, there is no bracing installed to the walls to prevent lateral movement. (2) (6)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

GARAGE PHOTOS

Report #: SMI-270718

Client: Bill Smith

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Inspection Date: July 27, 2018

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1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



Posts Corroded



Down Pipe Damaged

LAUNDRY:

NOTICE: The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. The washer hook ups / drain connections / fixtures / counters / cabinets / sinks / drains / outlets / switches were observed / to determine their condition at the time of inspection. Testing the washer / dryer is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Laundry Tub:	Stainless Steel	In Metal Cabinet
Ventilation:	Window Only	
Floor Waste:	None Provided	
Shelving:	In Storage Cupboard	
Storage Cupboards	Under Trough	& Built In Cupboard

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

~ Interior Doors: The surface of the door is damaged and requires repairs or replacement to rectify. (2) (6)

~ Walls: The lining on the laundry walls is cement sheet. Because of the age of the property and the appearance of the material used in the lining it is advised to have an asbestos inspection carried out on the property. (2) (3) (4)

~ Ceiling: There is a hole left in the ceiling from the flue of the previous HWS. (2) (6)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

LAUNDRY PHOTOS

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Craig Tucker , Inspector



Door Damaged



Cement Sheet Lining



Hole From Previous HWS

LIMITATIONS:

Areas Inspected & Areas Not Inspected and Why:

1. The Areas Inspected & Areas Not Inspected:

The Interior of Building	Part of Inspected
The Roof Space	Part of Inspected
The Exterior of Building	Inspected
The Sub-floor space	Inspected
The Roof Exterior	Inspected
The Site	Inspected

Areas that were NOT

(parts of) The Building Interior
(parts of) The Subfloor Space

Reasons WHY NOT Inspected

The dwelling was fully furnished.
Limited access to lower areas

~ Interior Limitations: The home was occupied and fully furnished at the time of the inspection. No personal belongings, furniture or stored goods were moved to gain access to areas not visible.

~ Sub Floor Space Limitations: Some areas of the sub floor space did not have sufficient clearance between the structure and the ground to gain access.

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
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LIMITATIONS PHOTOS

Professional Home Inspection

1 Barkly Street Winchelsea VIC 3241

Mobile Phone 0418 525 772

Report #: SMI-270718

Client: Bill Smith

Property: 1 Bob Street Johnson, VIC, 3299

Inspection Date: July 27, 2018

Craig Tucker , Inspector



Home Fully Furnished



Low Areas Of Sub Floor

CRACKING:

The Following Items / Components & Associated Features Were Found To Have Cracking At The Time Of Inspection.

Categories of Cracking:

"0" Hairline cracks less than 0.1mm

"1" Fine cracks that do not need repair less than 1mm

"2" Cracks noticable but easily filled less than 5mm

"3" Cracks can be repaired and possibly a small amount of wall will need to be replaced between 5mm and 15mm

"4" Extensive repair work involving breaking out and replacing sections of walls between 15mm and 25mm

LOCATION OF CRACK	CATEGORY #	SIZE OF CRACK
EXTERIOR	#3 5>	15 mm wide In Several Areas
FOOT PATH	#3 5>	15 mm wide In Several Areas
INTERIOR CEILINGS	#2 5<	mm wide x In Several Areas

~ Exterior Cracking: Brickwork was found to have large cracks usually associated with a failure of the foundations. (1) (4)

~ Interior Cracking: Ceilings were found to have minor cracking in several areas usually associated with settlement of the foundations or movement of the framework. (2) (4)

~ Exterior Cracking: The paths were found to have large cracks and are misaligned in several areas. (2) (3) (6)

REPORT LEGEND

- (1) **MAJOR DEFECT**
- (2) **MINOR DEFECT**
- (3) **SAFETY HAZARD**
- (4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**
- (5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**
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CRACKS PHOTOS

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Mobile Phone 0418 525 772

Craig Tucker , Inspector



Cracked Brick Walls In Several Locations



Cracked Plaster Ceilings In Several Locations



Cracked Concrete Paths And Balcony

SUMMARY

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5.0 SUMMARY

1. Purpose of the inspection

The purpose of this inspection report is to advise to a prospective purchaser or other interested party regarding the condition of the structure of the property.

2. The scope of the inspection

This inspection shall comprise a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

3. The condition of the building elements.

The Definitions "Below Average", "**Average**", "Above Average" relate to the inspector's opinion of the Overall Condition of the Building:

Below Average: The overall condition is **BELOW** that consistent with similar buildings of the same age and construction.

Average: The overall condition is that consistent with similar buildings of the same age and construction.

Above Average: The overall condition is **ABOVE** that consistent with similar buildings of the same age and construction

BUILDING ELEMENT	CONDITION
The Interior Of Building	Average
The Roof Space	Average
The Exterior of Building	Below Average
The Subfloor	Below Average
The Roof Exterior	Average
The Site	Average
Over All Conondation	Average

5. General Comment Area.

The incidence of Major Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:	High
The incidence of Minor Defects in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:	Typical
The incidence of Safety Hazards in this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:	Typical

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INSPECTOR'S NOTES:

CONTACTING THE INSPECTOR:

Please feel free to contact the inspector who inspected this property.

The inspector can only comment on the property as it was viewed at the time of the inspection, and can not comment of the dwellings future condition.

If you have any questions relating to this report, as it may be difficult to explain the situation, problems or building faults.

Please contact the inspector below;

Name: Craig Tucker

Phone: 0418 525 772

Building LIC #: DB-U 3538

OTHER INSPECTIONS:

We highly recommend that the following inspections and reports be completed prior to the cooling off period, so the purchaser can make an informed decision on the property.

Home Owners Warranty Certificate: If renovations, extensions, or new build over \$16,000.00 (by a registered building practitioner) within the past 6 years & 6 months.

Copy of 137b owner builder Defect Inspection Report for (any building works) and Owner Builder Warranty Insurance for (building works over \$16,000.00) for all building works carried out by the owner in the past 6 years & 6 months.

Plumbing: Stormwater & Sewer Drainage inspection, also a copy of the sewer diagram.

Electrical: Full Electrical inspection of the switchboard, power and lighting circuits, and electrical appliances.

Asbestos Identification: Inspection & Report.

Mould Identification: Inspection & Report.

OPERATION OF APPLIANCES AND FIXTURES:

Please note it is not within the scope of this inspection to test appliances and fixtures for their operational function and it is therefore advised to do so at some time prior to, but as close to settlement of the purchase as possible.

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SUB-FLOOR:

- ~ Sub Floor Structure: There is cut or missing structural components under the shower base. (1)(4)
- ~ Sub Floor Space: There is debris and rubbish in the sub floor space making access for inspection and maintenance difficult. Broken cement sheet was found under the bathroom discarded from renovating the shower. Because of the age of the property and the appearance of the material used in the lining it is advised to have an asbestos inspection carried out on the property. (2) (3) (4)
- ~ Stump Footings: Stumps have been packed to support bearers and packing is not of a suitable material or secured in place at several areas. (2)(6)
- ~ Sub Floor Structure: There is evidence of water damage to the flooring under the bathroom, this will require renovation of the bathroom to rectify. (2) (6)
- ~ Sub Floor Space: The ground in the sub floor space was wet at the South/ East corner. (2)(4)

BUILDING EXTERIOR:

- Brickwork: Major cracking of the brickwork usually associated with failure of the footings and movement in the foundations found at several areas. (1) (4)
- ~ Brickwork: The brickwork was damaged most likely caused by removal of a previous structure at the rear porch area. (2) (6)
 - ~ Brickwork: Displacement of the brickwork caused by significant movement of the wall or its footings was found at the West wall of the house and Front Entry. (1) (4)
 - ~ Fascia Boards: There has been movement at the gable joint most likely caused by movement of the brick wall and foundations on the west end. (2) (6)
 - ~ Brickwork: Tiled sills are damaged or loose at several areas. (2) (6)
 - ~ Timber Windows: Window frames are warped, split and decayed these will need repair or replacement to prevent further damage to other elements of the building at some areas. (2) (6)
 - ~ Fascia Boards: Fascia boards are decayed and will require repairs or replacement to prevent decay spreading to other structural elements at several areas. (2) (6)
 - ~ Brickwork: The brick vents are loose, this is most likely caused by poor installation methods. These allow air to circulate under the house and keep vermin out. (2) (6)
 - ~ Timber Windows: Broken glass panel at Bed 2 and Kitchen windows. (2) (3) (6)

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ROOF EXTERIOR:

- ~ Gables & Trims: The timber trim is warped, split and decaying at several areas. (2) (6)
- ~ Main Tiled Roof: The valley tiles have been cut so that they meet tight together. Although this was a method used when the home was built it is no longer used. There is no access to inspect the metal gutter below for damage and it causes debris to build up restricting the flow of water. (2) (6)
- ~ Gutters: Debris, rubbish etc built up in several areas of the guttering need removing to provide proper flow to the outlets. (2) (6)
- ~ Main Tiled Roof: Cracked pointing to the hip and ridge capping in several areas leaves the capping tiles unsecured to the rest of the roof surface. (2) (6)
- ~ Verandah Roof: There is no guttering installed on the verandah roof an indication that it may not be certified or compliant. (2) (4)

ROOF SPACE:

- ~ Roof Space: There is cement sheet used in the roof space at the laundry ceiling and because of the age of the property and the appearance of the material used it is advised to have an asbestos inspection carried out on the property. (2) (3) (4)
- ~ Roof Space: There is evidence of pests/rodents in the roof space by the presence of droppings and discarded bait containers. (2) (5)
- ~ Roof Space: Rubbish and debris left from previous works litters the roof space restricting access for inspection and maintenance. (2) (6)

BUILDING SITE:

- ~ Fence: The fence is leaning over and unstable at several areas. (2) (6)
- ~ Fence: The fences have broken, loose and deteriorated components at several areas and may require replacement. (2) (6)
- ~ Gates: Gates are out of alignment and will require maintenance and adjustment to close and latch correctly at the west side. (2) (6)
- ~ Garden Shed: The garden storage shed has been built within the last seven years and would have required a building permit. If no evidence of regulatory compliance is available it is advised to seek further evaluation. (4)
- ~ Garden Shed: The storm water pipes on the shed are not connected and are discharging onto the ground causing erosion around the shed. (2) (6)
- ~ Building Site: Garden beds against the house encourages watering in dry weather which can cause damage to the footings and surrounding surfaces as well as significantly altering moisture levels in the ground. (2) (4)
- ~ Concrete Footpaths: The footpath was found to have significant displacement in some areas causing a trip hazard and indicating a lack or failure of reinforcing mesh. (2) (6)
- ~ Surface Drainage: There is no surface drainage installed and the ground surface is not graded away from the house at the south and west sides. (2) (6)
- ~ Building Site: Vegetation is overgrown in several areas making access difficult for maintenance and repairs as well as potentially causing damage. This vegetation may be growing on the adjoining property. (2) (6)
- ~ Gravel Driveway: The driveway has loose laid gravel which cannot be compacted and is not suitable for the purpose. (FYI)

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BUILDING INTERIOR:

- ~ Plaster Ceiling: Minor cracks were found in several locations usually associated with minor structural movement. (2) (6)
- ~ Windows: The fly wire screens are damaged or missing at several areas. (2) (6)
- ~ Tiled Floor: Loose tiles were found usually associated with movement of the substrate or failure of the adhesive at the fireplace hearth. (2) (4)
- ~ Tiled Walls: There was cracked and loose grout found at the fireplace mantle. (2) (6)
- ~ Floors: The floors were checked in several locations and were found to be slightly out of level and undulating consistent with nearly all types of floor structures. (2)
- ~ Interior Hinged Doors: Are out of alignment making them difficult to latch closed at several areas. (2) (6)
- ~ Interior Sliding Doors: Door guides are broken or missing allowing the door to hit the jambs at the Family Room. (2) (6)
- ~ Windows: The windows are difficult to open and close and require maintenance and adjustment to function correctly at several areas. (2) (6)
- ~ Windows: The window balance is damaged and no longer functioning as intended at several areas. (2) (6)

KITCHEN:

- ~ Cupboard Doors & Drawers: The doors and drawers are out of alignment and require maintenance and adjustment to function correctly at several areas. (2) (6)
- ~ Plaster Ceiling: Minor cracks were found in several locations usually associated with minor structural movement. (2) (6)

BATHROOM:

- ~ Vanity Unit: The unit has been water damaged and may require replacement. (2) (6)
- ~ Bathtub: There is damaged and missing sealant compromising its intended function this needs to be repaired to prevent water penetration. (2) (6)
- ~ Wall Lining: The wall lining in some areas is cement sheet. Because of the age of the property and the appearance of the material used in the lining it is advised to have an asbestos inspection carried out on the property. (2) (3) (4)
- ~ Architrave's / Skirting: There is water damage causing swelling and paint deterioration at the front of the shower. (2) (6)
- ~ Timber Floor: Floor boards were found to be damaged at the front of the shower and bath. (2) (6)
- ~ Shower: There is evidence of a leak at the front of the shower base by the damage to surrounding components. (2) (6)
- ~ Shower: There was damaged and missing sealant compromising its intended function this needs to be repaired to prevent water penetration. (2) (6)
- ~ Interior Doors: The surface of the door is damaged at the bottom edges. (2) (6)
- ~ Interior Hinged Doors: The latch plate is missing from the door causing damage to the door jamb. (2) (6)

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PLUMBING:

- ~ Water Meter: It is important to know the location of the water meter and shut off valve in case of an emergency. These are located on the front boundary app center. (FYI)
- ~ Water Meter: The meter and shut off valve are buried bellow ground level making them difficult to locate and operate when required to isolate the water to the house. (2) (6)
- ~ Storm Water System: There is damage to the storm water pipe this may restrict the flow of water to the discharge point causing water to escape at other points. (2) (6)
- ~ Gas Meter: It is important to know the location of the gas meter and shut off valve in case of an emergency. These are located on the North / East corner of the house. (FYI)
- ~ Hot Water Service: The overflow from the pressure relief valve is discharging onto the ground beside the footings which causes abnormal moisture conditions in the foundations, these should be redirected to a suitable drain. (2) (6)
- ~ Waste Pipes: There is no cap on the waste pipe from the laundry which may allow water to discharge onto the ground. (2) (6)

ELECTRICAL:

- ~ Main Switch Panel: It is important to know the location of the main switch panel and isolation switch in case of an emergency. These are located on the west wall of the house inside the meter box. (FYI)
- ~ Main Switch Panel: The switch panel is original with ceramic fuses. These require the wire within a fuse to be replaced should a circuit trip. This also requires fuse wire of the correct size, tools and a certain level of skill. It is advised to have the panel upgraded to circuit breaker switches which will also incorporate a safety switch. (FYI)
- ~ Main Switch Panel: The meter box is deteriorated and may no longer be protecting the meter and switch panel from the elements. It also has damage to the interior. (2) (6)
- ~ Fittings And Fixtures: The switch plate is damaged. This may affect its operation as well as expose live components at the Bathroom. (2) (3) (6)
- ~ Smoke Detectors: The smoke detectors are not installed in the positions required by regulations and as such are ineffective. Recommend having a certified person install, inspect and test every twelve months. (2) (3) (6)

HEATING / COOLING:

- ~ Reverse Cycle Split System Air Conditioner: The condensation drain from the indoor unit is discharging onto the ground beside the footings which causes abnormal moisture conditions in the foundations, these should be redirected to a suitable drain. (2) (6)
- ~ Reverse Cycle Split System Air Conditioner: The units need regular cleaning and servicing to function correctly it is not known when this maintenance was last undertaken. (FYI)
- ~ Gas Heater: The gas heater installed is part of a national safety alert in relation to high level carbon monoxide emissions and has been disconnected. It should not be reconnected without certification. (2) (4)

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GARAGE / CARPORT:

- ~ Carport: The structure of the carport is showing signs of corrosion, these need to be assessed and treated to prevent further damage at the post supports. (2) (4)
- ~ Garage/Carport Roof: The down pipe is damaged and requires replacement. (2) (6)
- ~ Carport: The structure is free standing and not attached to the house, there is no bracing installed to the walls to prevent lateral movement. (2) (6)

LAUNDRY:

- ~ Interior Doors: The surface of the door is damaged and requires repairs or replacement to rectify. (2) (6)
- ~ Walls: The lining on the laundry walls is cement sheet. Because of the age of the property and the appearance of the material used in the lining it is advised to have an asbestos inspection carried out on the property. (2) (3) (4)
- ~ Ceiling: There is a hole left in the ceiling from the flue of the previous HWS. (2) (6)

LIMITATIONS:

- ~ Interior Limitations: The home was occupied and fully furnished at the time of the inspection. No personal belongings, furniture or stored goods were moved to gain access to areas not visible.
- ~ Sub Floor Space Limitations: Some areas of the sub floor space did not have sufficient clearance between the structure and the ground to gain access.

CRACKING:

- ~ Exterior Cracking: Brickwork was found to have large cracks usually associated with a failure of the foundations. (1) (4)
- ~ Interior Cracking: Ceilings were found to have minor cracking in several areas usually associated with settlement of the foundations or movement of the framework. (2) (4)
- ~ Exterior Cracking: The paths were found to have large cracks and are misaligned in several areas. (2) (3) (6)

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