

70m

General views of the kerb, gutter and road surface.





80m

General views of the kerb, gutter and road surface.





80m

General views of the kerb, gutter and road surface.







80m

General views of the kerb, gutter and road surface.







85m

Subsidence and crack damage fronting the stormwater drain.







90m

General views of the kerb, gutter and road surface.





90m

General views of the kerb, gutter and road surface.







90m

Crack damage throughout the road surface.

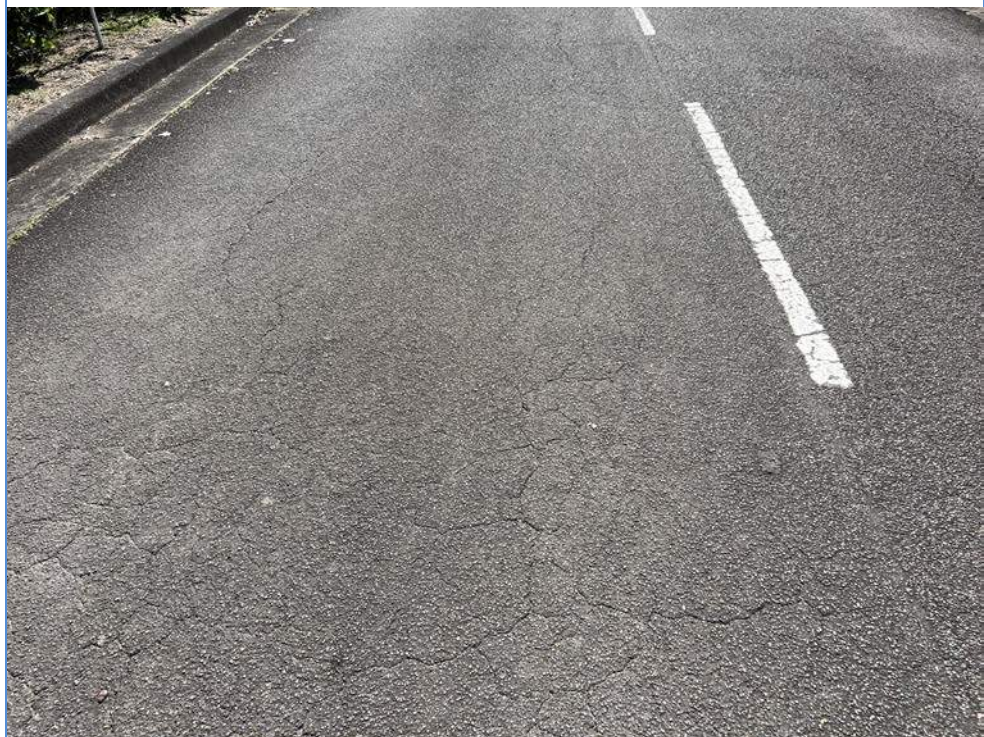






90m

Crack damage throughout the road surface.





100m

General views of the kerb, gutter and road surface showing crack damage throughout.







100m

General views of the kerb, gutter and road surface showing crack damage throughout.





110m

Multiple cracks throughout the road surface.





110m

Multiple cracks throughout the road surface.







110m

Multiple cracks throughout the road surface.





120m

General views of the kerb, gutter and road surface.







120m

General views of the kerb, gutter and road surface.





120m

General views of the kerb, gutter and road surface.





120m

General views of the kerb, gutter and road surface at the end point.





Important Information regarding the Scope and Limitations of the Inspection and this 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 advise 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 the 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, 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 (e.g. 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 controversy or claim arising out of, or relating to this report, either party must give written notice of the dispute to the other party. If the dispute is not resolved within (10) days from the service of the notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
5. Tests are made on shower recesses to detect leaks but the tests may not show incorrect water proofing if silicone liquid or masonry sealant has been applied prior to the inspection as such application is a temporary water proofing measure and is found to last for some months.





6. The report does not identify timber destroying pests, comments relating to timber infestation and does not comment on non-structural pest damage. These problems should be referred to a qualified pest inspector. We do not have formal expertise or qualification in pest inspection or timber infestation and in the case of any inspection, survey or report we will if requested by the client act as agent for the client for the purpose of obtaining an inspection and/or report from an organization specialising in such services.
7. Where replacement building costs are given this figure should not be confused with any other values relating to the property and the figure represents rebuilding of the building only in the current market place, not inclusive of costs relating to demolition, redesign, fittings, landscaping, pools, fencing etc. and with any such valuations being provided as a guide only.
8. 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).
9. N/A
10. Access for the inspection to be undertaken is defined as not less than 400mm under a timber floor bearer and 500mm under a concrete floor clearance and areas not accessible from a 3.6 metre ladder. The following items are excluded from the report unless you have given us additional written instructions to the contrary: room sizes, boundaries, easement, covenants and the like minor points that are patently obvious or have no structural significance, geological condition as to foundation soil condition, nor does it cover the conditions of concealed plumbing, electrical, gas or motorised appliances and all items listed in Appendix A, paragraph A2.3 of the Australian Standard AS 4349.1 - 1995.
11. If a verbal report is given we shall not be held responsible for any matter whatsoever should the applicant misconstrue and/or fail to understand such verbal report.
12. Where large structural retaining walls are in service to a property a special purpose building report will be required by a structural engineer. No comments are provided in this report as to whether an engineer is required or not.
13. 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 general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. 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 as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.





14. 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 general remarks section of the report. If Mould is noted as present within the property or if you notice Mould and 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 or a qualified expert such as an Industry Hygienist.

We appreciate the opportunity to inspect this property for you. Please contact us if you have any further inspection requirements or any queries in relation to this report.

This inspection was carried out by Adam Clissold

Building Inspector since 2011 – Accreditation Number 02362