Forensic Structural Engineering Report

Unit 4, 10 Sample Dr Suburb VIC 3000 (PS 1234567)

✓ 30+ Years' Experience In Reporting Services
✓ Our Quality Reports Make Roscon The Number 1 Choice
✓ We conduct onsite audits including photos, not desktop audits
✓ ISO 9001 Accredited Systems & Procedures
✓ Domestic Unlimited Builders (DB-U 13329)
✓ Commercial Unlimited Builders (CB-U 4272)
✓ Member - MBAV Platinum Master Builder (5630)
✓ Member - Strata Community Australia
✓ Member - Australian Institute of Project Management
✓ Member - The Real Estate Institute of Australia
Roscon Property Services

Roscon Property Services is the first property services provider to introduce central streamlined systems integrating property maintenance and quality controlled reporting services accredited by International Certifications, dedicated to support Owners Corporation managers.

Since 1987 we have evolved from our history of developing and constructing prestigious residential and high profile commercial/industrial landmark projects. We have extended our service capabilities through our extensive construction, strata management and professional property services experience gained over 25 years, and filled the void between three property industries.

Built on solid foundations our clients rest assured in the comfort of knowing they're supported by Registered Building Practitioners, qualified professionals, fully insured and committed in protecting their responsibility to valued clients.

Mission Statement

"It is the policy of Roscon Property Services to deliver property Maintenance services to its clients in the most efficient and timely manner while respecting legal and statutory requirements. Roscon Property Services Pty Ltd operates under ISO 9001-2000 in the completion of its services. All staff & sub-contractors are expected to work according to our policies and procedures. The system employed by Roscon Property Services Pty Ltd is reviewed annually in order to ensure its consistency".

Instructed By

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<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Company</td>
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<td>Address</td>
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Inspected & Compiled by

| Inspector ID | Richard Rees - EC 40167 |
Dear XXXX

Thank you for using Roscon Property Services Pty Ltd for your Forensic Structural Engineering Report. I have attached a copy of the report that has been compiled by an experienced auditor.

Should you require further assistance or need clarification of anything that is contained within the report then please do not hesitate to contact us.

The attached report includes the following:

<table>
<thead>
<tr>
<th>Part 1</th>
<th>Investigation Brief &amp; Inspection Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part 2</td>
<td>Recommendations</td>
</tr>
<tr>
<td>Part 3</td>
<td>Detailed Forensic Structural Engineering Report</td>
</tr>
<tr>
<td>Part 4</td>
<td>Terms &amp; Conditions</td>
</tr>
</tbody>
</table>

The team at Roscon Property Services are available to assist you with any rectification concern that may eventuate and look forward to your call. Thank you for your continued business.

Yours Sincerely
Roscon Property Services Pty Ltd

Paul Cummaudo
Managing Director
AREI, RBP, CRE, Licensed Estate Agent
Registered Building Practitioner DB-U 13329, CB-U 4272
Member REIV, MBAV, SCA, NCTI
Part 1: Investigation Brief & Inspection Notes

Roscon Property Services have been engaged by Body Corporate Management to conduct a Structural Condition Report on the property. Please note: Roscon Property Services is capable of both providing structural reports and implementing all rectification items listed within this report.

The report has been commissioned to:

a. Assess and comment on the existing external and internal structural conditions, including any cracking and other structural deficiencies to Unit 9; and
b. Recommend appropriate rectification works.

A site inspection was completed on Tuesday 20th October 2015. The review comprised of a general assessment of the site and conditions to the premises including surrounding features.

Site History and Notes:

- The premises consist of a four-storey 10 unit residential development, including basement car park, situated on the south-east side of the street.
- The building is estimated to be approximately 12 years old.
- Unit 9 and the other apartments above the Level 1 floor slab are 2-storey rendered lightweight timber construction with a metal roof. The ground floor and basement is concrete construction, including retaining walls. The basement has retaining walls of varying heights on three sides of the basement car park.
- There is a concrete driveway entrance to the basement on the south-west side of the building from the side lane and garden beds along the other sides of the building.
- According to geological maps of the area ('Melbourne -Geological Survey of Victoria'-Scale 1:63, 360), the site appears to be in an area of Quaternary Basalts near the border of Tertiary Basalts and Quaternary Coode Island silts and an old quarry. These clays are highly reactive, i.e. likely to shrink upon drying and swell upon wetting. In accordance with 'AS 2870-2011 Residential Slabs and Footings', the site would likely be classified at ‘H2’ or ‘P’ class if a filled area.
- The natural grade of the area is moderate with a moderate fall towards the south-east of the site. The basement carpark appears to be well graded towards the open wall along the south-east side of the building. Site drainage is generally considered reasonable.
- Roof drainage generally appeared to be directed to properly constructed downpipes. The roof gutters were not accessible; however several roof gutters appeared to have grass growing in them indicating they are likely to be blocked. Roof drainage is generally considered reasonable; however the blocked gutters are considered poor drainage.
- Significant adjoining vegetation was observed adjacent the building on the property. Several trees along the gardens beds to the north-west and south-east of the building were observed approximately 4-6m tall and ranging from 2-4m away from the building.

The following encapsulates the inspection at the property:

- Cracking to the external cladding of Unit 9 was observed to the front (north-west) and rear (south-east) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking.
- No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed.
- The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm. The cracks are considered negligible and at this stage are not of structural concern.
- Internal plaster wall vertical cracking was observed at several locations such as edges of doors and window opening. Internal
horizontal cracking was also observed between the timber stair skirting boards and supporting plaster walls. There also appeared to be some water damage to plaster at the internal bottom edge of a window.

- The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern.

The following report presents a comprehensive set of findings accompanied by photographic evidence.

In the event of any queries, please do not hesitate to contact the under signed.

Richard Rees  
MIEAust, CEng, B.Eng (Civil)  
EC-40167
Part 2: Recommendations

Though the cracking to the external rendered cladding is not considered a structural concern, it should be repaired by a suitably qualified tradesperson ensuring that the wall is constructed in accordance with the cladding manufacturer’s specifications including fixing and joint details and to the latest building code requirements including vapour barriers. The builder should ensure the structure is maintained in a stable condition during this process. The cracks should be regularly monitored to ensure cracks do not worsen and cause structural instability, and this office notified of any increase, change or concern.

The water damage around the windows is not considered a structural concern; however the windows should be checked by a suitably qualified tradesperson to repair and/or replace inadequate flashing or windows seals. The underlying framing should also be checked for possible damage and repaired or replaced as required.

In order to stabilise or ensure foundation moisture conditions are stable, a licensed Plumber should check and fix damaged gutters and downpipes and ensure that no underground services are leaking into the foundation soils and that all hydraulic services, including downpipes and hot-water systems overflows, are connected to properly connected outlets. Furthermore, the surrounding paved areas and lawns should be checked and re-graded as required to ensure surface drainage is away from the buildings and directed to the stormwater system.

In order to further stabilise foundation moisture conditions, all other adjoining trees which are within a distance equal to approximately 75% of their height should also be considered to be totally removed. The owners and caretakers of any trees and vegetation which are causing damage to adjoining premises have a legal and moral obligation to remove the trees or to eliminate their detrimental effects on any property. If the trees are required to be retained then periodic seasonal cracking can be expected to continue. Some measures which would allow retaining of the trees, i.e. underpinning of the footings, construction of a deep ‘tree root’ barrier, etc could be considered; however these solutions can be expensive and may not prove effective. Before trees are removed, construction of existing footings should be investigated to determine if the tree effect on existing footings is considered relevant, eg. footings found on bored piers.

Tenants and neighbours should be advised that garden watering near the building should be limited to an absolute minimum. It is also important to maintain and stabilise foundation conditions in accordance with the recommendations contained with the C.S.I.R.O. information leaflet attached.

Following the repair of the rendered cladding and repair of all drainage, a full twelve months (minimum) should elapse prior to any internal repairs. During these twelve months, the extent of cracking and crack widths should be monitored. When it is considered that cracking movement has subsided, repairs to the internal plaster may commence.
Part 3: Detailed Forensic Structural Engineering Report

Facade Cracking

<table>
<thead>
<tr>
<th>Item</th>
<th>Location: North Facade</th>
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<tbody>
<tr>
<td>1.</td>
<td>Finding: Cracking to the external cladding of Unit 9 was observed to the front (north-west) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm. The cracks are considered negligible and at this stage are not of structural concern.</td>
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<td>Finding: Cracking to the external cladding of Unit 9 was observed to the front (north-west) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm. The cracks are considered negligible and at this stage are not of structural concern.</td>
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3. **Location:**
North Facade

**Finding:**
Cracking to the external cladding of Unit 9 was observed to the front (north-west) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm.

The cracks are considered negligible and at this stage are not of structural concern.

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<th>Item</th>
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<th>Photographic Details</th>
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| 3.   | **Location:**
North Facade

**Finding:**
Cracking to the external cladding of Unit 9 was observed to the front (north-west) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm.

The cracks are considered negligible and at this stage are not of structural concern. | ![Photographic Details](image1) |

4. **Location:**
North Facade

**Finding:**
Cracking to the external cladding of Unit 9 was observed to the front (north-west) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm.

The cracks are considered negligible and at this stage are not of structural concern.
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</table>
| 5.   | **Location:**  
South Facade  

**Finding:**  
Cracking to the external cladding of Unit 9 was observed to the rear (south-east) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm. The cracks are considered negligible and at this stage are not of structural concern. | ![Photographic Details](image1.jpg)  
![Photographic Details](image2.jpg)  
![Photographic Details](image3.jpg) |
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<td>6.</td>
<td><strong>Location:</strong> &lt;br&gt;South Facade</td>
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<td><strong>Finding:</strong> &lt;br&gt;Cracking to the external cladding of Unit 9 was observed to the rear (south-east) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm. The cracks are considered negligible and at this stage are not of structural concern.</td>
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<tr>
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<td><img src="image1.jpg" alt="" /></td>
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<td>Item</td>
<td>Details</td>
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| 7.   | **Location:** South Facade  
**Finding:** Cracking to the external cladding of Unit 9 was observed to the rear (south-east) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm. The cracks are considered negligible and at this stage are not of structural concern. | ![Photographic Details](image1.jpg) |
| 8.   | **Location:** South Facade  
**Finding:** Cracking to the external cladding of Unit 9 was observed to the rear (south-east) walls of the unit and generally exhibited a vertical and/or horizontal pattern of cracking. No control joints to the external rendered-cladding (i.e. vertical gaps in the clad walls, filled with expandable fillers) were observed. The location and direction of the cracking appeared to correlate with the underlying cladding joints to wall and indicated that there has been vertical and horizontal movement of the cladding relative to the underlying timber structure. Generally, these cracks appeared to be ranging in width from hairline to less than 1mm. The cracks are considered negligible and at this stage are not of structural concern. | ![Photographic Details](image2.jpg) |
## Internal Cracking

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<tr>
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| 9.   | **Location:** Laundry Doorway  
**Finding:** Internal plaster wall cracking was observed emanating from the doorway. The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern. | ![Photographic Details](image1.jpg)  
![Photographic Details](image2.jpg)  
![Photographic Details](image3.jpg) |
| 10.  | **Location:** Stair Soffit  
**Finding:** Internal plasterboard surface cracking on the soffit of the stairwell. The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern. | ![Photographic Details](image4.jpg)  
![Photographic Details](image5.jpg)  
![Photographic Details](image6.jpg) |
<table>
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<tr>
<th>Item</th>
<th>Details</th>
<th>Photographic Details</th>
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</table>
| 11.   | **Location:**<br>Northern Window  
**Finding:**<br>Cracking exists within the finished plasterboard surface of the northern window recess framing. The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern. | ![Image of cracking within finished plasterboard surface](image1.jpg) |
| 12.   | **Location:**<br>Northern Window  
**Finding:**<br>Water damage to the internal finished plasterboard wall surface emanating from the bottom edge of the window frame. Render cracking exists surrounding this window frame on the external facade, which provides a pathway for water ingress to this location. | ![Image of water damage and render cracking](image2.jpg) |
<table>
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<tr>
<th>Item</th>
<th>Details</th>
<th>Photographic Details</th>
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</thead>
</table>
| 13.  | **Location:**  
Laundry  
**Finding:**  
Cracking exists at the junction between the cabinet and the finished plasterboard surface. The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern. | ![Photographic Details](image1.jpg) ![Photographic Details](image2.jpg) ![Photographic Details](image3.jpg) |
<table>
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<tr>
<th>Item</th>
<th>Details</th>
<th>Photographic Details</th>
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| 14.  | **Location:**  
Kitchen  
**Finding:**  
Cracking exists at the junction between the cabinet and the finished plasterboard surface.  
The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern. | ![Photograph 1](Image1.jpg)  
![Photograph 2](Image2.jpg)  
![Photograph 3](Image3.jpg) |
<table>
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<tr>
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<th>Details</th>
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| 15.  | **Location:**  
   Stairwell Support Post  
   **Finding:**  
   Cracking exists at the junction between the timber stairwell support post and the finished plasterboard surface. The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern. | ![Image 15](image15.jpg) ![Image 16](image16.jpg) ![Image 17](image17.jpg) |
| 16.  | **Location:**  
   Living Room  
   **Finding:**  
   Cracking exists at the junction between the finished plasterboard wall and ceiling. The cracks appeared to be hairline in width. The cracks are considered negligible to slight, and at this stage are not of structural concern. | ![Image 18](image18.jpg) ![Image 19](image19.jpg) ![Image 20](image20.jpg) |
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| 17.  | **Location:**<br>Living Room | ![Image of cracks emanating from window frame](image)  
**Finding:**  
Internal plaster wall vertical cracking was observed emanating from the window frame.  
The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern. |
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| 18.  | **Location:**  
      Stairwell  
      **Finding:**  
      Internal horizontal cracking also observed between the timber stair skirting boards and supporting plaster walls. | ![Photographic Details](image1.jpg) ![Photographic Details](image2.jpg) ![Photographic Details](image3.jpg) |
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| 19.  | **Location:** Throughout Top Floor  
**Finding:** Internal plaster wall cracking was observed emanating from windows and doorways. The cracks appeared to range in width from hairline to 1mm. The cracks are considered negligible to slight, and at this stage are not of structural concern. | ![Photograph 1](image1.png)  
![Photograph 2](image2.png)  
![Photograph 3](image3.png) |
### Surrounded Site Conditions

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<tr>
<th>Item</th>
<th>Details</th>
<th>Photographic Details</th>
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| 20.  | **Location:**  
North-West & South-East of Unit 9  
**Finding:**  
Significant adjoining vegetation was observed adjacent the building on the property. Several trees along the gardens beds to the north-west and south-east of the building were observed approximately 4-6m tall and ranging from 2-4m away from the building. | ![Photographic Details](image-url) |
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<th>Photographic Details</th>
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</table>
| 21.  | **Location:** Car Park  
**Finding:** The basement carpark appears to be well graded towards the open wall along the south-east side of the building. Site drainage is generally considered reasonable. | ![Photographic Details](image1) |
| 22.  | **Location:** Site Gradient  
**Finding:** The natural grade of the area is moderate with a moderate fall towards the rear (south-east) of the site. Site drainage is generally considered reasonable. | ![Photographic Details](image2) |
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| 23. | **Location:**  
  Unit 9 Roof  
  **Finding:**  
  Roof drainage generally appeared to be directed to properly constructed downpipes. The roof gutters were not accessible; however, several roof gutters appeared to have grass growing in them indicating they are likely to be blocked. Roof drainage is generally considered reasonable; however, the blocked gutters are considered poor drainage. | ![Image 1](image1.jpg)  
 ![Image 2](image2.jpg)  
 ![Image 3](image3.jpg) |
Part 4: Terms and Conditions

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. The general adequacy of site drainage is not included in the Standard Property Inspection Report. 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.

1. This is a Visual Inspection only and in Accordance with AS4349.

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

2. Scope of Report

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

3. Limitations

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Standard Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Swimming pools and spas. Detection and identification of illegal and unauthorised building and plumbing work. Durability of exposed finishes.

4. Important Information

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that
follow define the Scope and Limitations of the inspection and form an integral part of the report.

5. Disclaimer of Liability

No liability shall be accepted on account of failure of the Report to notify any problems in any 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 any area(s) or section(s) so specified by the Report.

6. Disclaimer of Liability to Third Parties

This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at their own risk.

7. Report Definition

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As the date if this report we have identified the items as listed herein, we do not accept any responsibility for items which may be damaged after the inspection has been completed.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all-encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

**Shower Recesses:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. If there is no evidence of a current leak during inspection that does not necessarily mean that the shower does not leak.

**Glass Caution:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

**Stairs & Balustrades:** Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not
comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible.

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates is given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

8. Lighting Installations

It should be noted that this inspection was done during daylight hours and therefore the adequacy of lighting in darkness could not be directly assessed.

9. Electrical Installations

We have carried out a thorough visual inspection of the common property and assets visible from the common property areas. If there were any visible electrical installation issues they have been included in this section of the report. We have not carried out a thorough inspection of electrical installation and the main switchboard, as we are not qualified to do so, please ensure that a suitably qualified electrical contractor carries out a thorough visual inspection at least every 2 years, this inspection can be incorporated with the testing of the Residual Current Device if Community Circuits are present.

10. Plumbing, Gutters & Downpipes and Roofs

We have carried out a thorough visual inspection of the common property and assets visible from the common property areas. If there were any visible plumbing, gutters and downpipes or roof issues they have been included in this section of the report. We have not carried out a thorough inspection of the plumbing, gutters and downpipes and roof, as we are not qualified to do so, please ensure that a suitably qualified plumbing contractor (who is qualified to undertake roof inspections) carries out a thorough regular inspection. We will recommend a qualified plumber to inspect if an issue is found.

11. Lifts

Please ensure that if lifts are in the building(s) that regular maintenance programs are in place. This report does not cover lifts.
12. Painting

Painting surfaces not exposed to the elements/corrosion should be included in the next painting cycle. Painting for aesthetic purposes is not included in this report.

13. Air Conditioning

Only a general external inspection of air conditioning units is carried out where installed, therefore please ensure that if the Owners Corporation has air conditioner(s) in the building(s) they have regular maintenance programs in place. This report does not cover air conditioning units and air condition cooling towers.

14. Glass

This report only addresses glass requiring obvious replacement. It does not cover the Building Code, Australian Standard and safety requirements of glass installed in the common property.

15. Plant and Equipment

Please ensure that if the Owners Corporation has plant and equipment in the building(s) that regular maintenance programs are in place for each piece of plant and equipment. This report does not cover plant and equipment.

16. Balcony Balustrades

Wherever balcony balustrades are installed, please be advised that a comprehensive inspection of balcony railings was not carried out as part of this report. Also this report is only a visual inspection of areas accessible from the common property; therefore all balcony balustrades are not viewed. If there are any visible signs of corrosion on the balustrade including fixings and/or if the balustrades are over 10 years old a detailed inspection and testing of balustrades should be undertaken.

17. Pest Reports

If there are any visible signs of termite damage it is included in this report. We have not carried out a pest inspection of the site; as we are not qualified to do so, please ensure that a suitably qualified pest inspection contractor carries out thorough regular inspections.

18. Fire Fighting Equipment and Statutory Requirements

It has been assumed that any building needing fire fighting equipment to meet legislative requirements such as the Building Code of Australia 1996 did meet those requirements at the time of construction. We have not examined the fire safety requirements for the building and make no comment as to the adequacy of the measures found in the complex. We have not and do not assess the condition of any fire fighting equipment within the complex. If the Bodies Corporate wishes to ascertain its position with respect to fire safety compliance it may carry out its own assessment. These guidelines should be placed on the Owners Corporation notice board.

We have visually inspected the fire fighting equipment but have not carried out any testing and therefore cannot determine if the equipment has been tampered with or will be effective in case of fire.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own
enquiries with the Council to ascertain if approval was given. Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

19. Services

**Important Notes:** In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment.
Service  |  Quality  |  Value