



# Building Inspection Report

(Complies with AS 4349.1-2007)

**Ms. Ally (Yanxia) Zhou**

**Property Address:**

9 Tango Close  
Jordan Springs NSW 2747



**HomeSafe Property Inspections**

John Ge HS/670  
3/197-199 Woodville Road  
Merrylands NSW 2160  
Mobile: 04 1122 9539 Fax: 9637 5527

email: [InspectSyd@yahoo.com.au](mailto:InspectSyd@yahoo.com.au)

# Table of Contents

[Cover Page.....1](#)  
[Table of Contents.....2](#)  
[Intro Page .....3](#)  
[General Summary.....12](#)  
[1 Access .....17](#)  
[2 Roof Exterior .....18](#)  
[3 Exterior.....19](#)  
[4 Carage/Car Port.....20](#)  
[5 Doors, Windows and Interiors.....21](#)  
[6 Structural Components .....22](#)  
[Agreement .....23](#)  
[Back Page.....27](#)

<b>Date:</b> 20/09/2016	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 160920 AllyZhou B
<b>Property:</b> 9 Tango Close Jordan Springs NSW 2747	<b>Customer:</b> Ms. Ally (Yanxia) Zhou	<b>Real Estate Professional:</b>

This inspection is performed for a fee to non-invasive visual pre-purchase building inspection and preparation of associated report according to Australian Standard AS 4349.1-2007.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Satisfactory (SAT)** = The areas inspected appear to be in serviceable and sound acceptable condition without any significant visible defects.

**Average (AVG)** = The inspected areas evident require repairs and or maintenance which are consistent and normal due to the age of the property.

**Poor (PR)** = The areas inspected require major repairs and or replacement due to its age, poor maintenance, deprived state, deterioration or not being completed to an acceptable standard of workmanship.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Not Accessible or Obstructed (NAO)** = The item, component or unit is not accessible or obstructed at the time of inspection. Access should be gained for further inspection.

[Please read the report combined with Pest Inspection Report.](#)

### **GLOSSARY OF TERMS: (This explains Building Elements in layman 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.

**ACCESS HOLE** - Access hole An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

**AGG LINE** - A perforated pipe (usually covered with a geotextile fabric) laid behind retaining walls and other areas to catch seeping stillwater.

**APPEARANCE DEFECT** - Fault or deviation from the intended appearance of a building element.

**ARCHITRAVE** - moulding surrounding a door or window opening to cover the joint between the frame and the wall finish.

**BALUSTRADE** - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

**BEARER** - A sub-floor structural timber member which supports the floor joists.

**BRICK VENEER** - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

**BUILDING ELEMENT** - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

**CEMENT** - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

**CLIENT** - The person or other entity for whom the inspection is being carried out.

**CONCRETE** - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

**CORNICE** - A moulding placed at the junction between a wall and ceiling.

**DAMP- PROOF COURSE (DPC)** - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

**DEFECT** - Fault or deviation from the intended condition of a material, assembly or component.

**DEFLECTION** - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

**EAVES** - The lower part of a roof that overhangs the walls.

**FASCIA** - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

**FOOTING** - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

**FOUNDATION** - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

**FOUNDATION DOOR ENTRY** - The door or cover access point into a dwellings sub floor area.

**GABLE** - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

**GAUGE** - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

**GOING** - In a stair the horizontal distance from the face of one riser to that of the next.

**HANGING BEAM** - A beam above the ceiling used to support ceiling joists.

**HEAD** - The upper horizontal member at the top of an opening or frame.

**HEADER** - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

**HEARTH** - The floor of a fireplace and immediately adjacent area.

**HINDERED ACCESS** - The inability to access this area stated in this report.

**HIP ROOF** - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

**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 of organisation responsible for carrying out the inspection.

JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

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

LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

MAJOR DEFECT - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

MINOR DEFECT - A defect other than a major defect.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

PERP - A vertical joint in masonry construction.

PITCH ROOF - The ratio of the height to span, usually measured in degrees.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

QUAD MOULDING - A moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.

RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.

RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.

RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.

RISER - The vertical face of a step in a stair flight.

SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.

SEPARATION - Gapping formed between the two surfaces stated.

SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.

**SKEW NAILING** - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

**SKIRTING** - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

**SLIP JOINT** - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

**SOFFIT/EAVES** - The underside of a slab or an eave.

**SOLDIER COURSE** - A course of brickwork laid on its end.

**SPROCKET** - A framing timber used in eaves construction.

**STRETCHER BOND** - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

**STRUCTURAL ELEMENT** - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.

**TERRAZZO** - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

**THRESHOLD** - The step or sill at an external door of usually timber tile or brickwork.

**TOUGHENED GLASS** - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

**UNDERPINNING** - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

**VALLEY** - The meeting line of two inclined roof surfaces at a re-entrant angle.

**VALLEY SERIES TRUSSES** - A series of timber roof Trusses that form the valley within a hip roof construction.

**WEEP HOLES** - Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.

#### **PLUMBING AND DRAINAGE TERMS**

**ABSORPTION TRENCH** - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. **GULLY TRAP (GT)** - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called **GULLY**.

**JUNCTION (PIPE)** - A pipe fitting incorporating one or more branched.

**MANHOLE** - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

**STACK** - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.

**SULLAGE** - Domestic waste water other than from soil fixtures.

**SUMP** - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means if a **SUMP PUMP**. Also called **DRAIN PIT**.

TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage of gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.

BOUNDARY TRAP - A trap in the property service drain, usually near the boundary of a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called INTERCEPTOR TRAP.

GREASE TRAP - A device in the shape of a box with baffle plates to slow the flow of liquid waste and prevent the passage of greasy substance into the drainage system. Also called GREASE INTERCEPTOR TRAP.

P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection of silt, sand or grit.

VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball or the flexing of a diaphragm.

FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as FLOATING BALL VALVE.

FLUSH VALVE - A control device for water flow at mains pressure to a WC pan; used instead of a cistern.

MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.

PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined value in the downstream side. Also called PRESSURE LIMITING VALVE.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as ISOLATING VALVE.

TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

**Other Inspections, Certificates & Warranties or Reports Required:**

It is Essential that these Inspections and/or Reports be obtained prior to any decision to purchase so the purchaser can be well equipped to make an informed decision.

Timber Pest Inspection	Full Electrical, Safety Switching, PC and Fittings Inspection, Certificate of Compliance	Full Plumbing, Gas, Stormwater & Sewer Drainage Inspection, Certificate of Compliance
Smoke Alarm Certification	PC Appliances, Ducted Vacuum systems & Hot Water unit/s Inspection	Air Conditioning unit/s Inspection as to its operation and temperature controlling
Termite Treatment Type, its area of application, its Warranty and certification	Council Approvals to be sought for the additions and or alterations visible within this property	<a href="#">Asbestos Identification &amp; Inspection</a>

Full STRATA Unit Inspection and Documentation Search	Engineers Inspection to be sought for Structural Steel beams and properties retaining walls	Stormwater / Hydraulic Inspection
Home Owners Warranty Insurance Certificate as to the recent works carried out to this property	Wet area Flashing and Waterproofing Certification	Strata Fire Services Inspection
Complete Swimming Pool Inspection for the Filtering system operation, Solar Heating operation, Safety issues, integrity and safety of the Pool Fencing, gate operation and the pools Structural Integrity	Mould Identification Inspection	Septic Tank Inspection in relation to its operation
Property Valuation	Final Survey	Occupation Certificate, or similar
Sewer Diagram	Is an Invasive Inspection Essential to this property, YES or NO;	Full Documentation of any renovation history having been carried out on this property
Disclosure of the Owner Builder works that may have been carried out on this property	Solar Panels and their connections certification	Magnasite Inspection and assessment by an Accredited entity

**TERMS & CONDITIONS:**

Information Regarding the Scope & Limitations of our Inspection and Report

- 1. THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the property that is fully accessible and visual on the date of this property Inspection. (At the time of the inspection.)
- This Report does not make comment on area that may or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. Whether or not services have been used (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*) The presence or absence of timber pests. Any Gas fittings. Common property areas. Local or near noise levels. Any health and safety issues. Any security concerns. Fire protection. Any detection of illegal building or plumbing of electrical works. We do not comment and any arrears out of our area of expertise.
- If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent nominated mediator or arbitrator. Each party will pay their own costs. Homesafe are available for such Mediation and Arbitration if and when required at a small cost to the parties.



4. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.
5. This inspected properties site classification can be confirmed with your local Council or by obtaining a Geotechnical Engineers Inspection and Report. In addition the CSIRO has a brochure available from your local Council in reference to foundation maintenance.
6. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.
8. In the case of **Strata** or **Company Title** properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The unit's exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be the subject a full STRATA Inspection and Documentation Search and inspection on this Unit and Complex. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.
9. **Trees:** Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.
10. **Septic Tanks:** It is our opinion that this item, if applicable to this site should be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.
11. **Swimming Pools:** Swimming Pools and Spas are not part of the Standard Visual Building Report under AS4349.1-2007 and are not covered by this Report unless we show in our opinion some assumed items of concern. It is essential a pool inspection expert and report be consulted to examine the pool and the pools equipment and its plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the current legislation. CPR charts can be obtained from your local Council. The Swimming Pool Fencing

codes can also be obtained from your local Council. Swimming Pool fencing safety inspection should be carried out annually.

12. **DISCLAIMER 1:** No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.
  
13. **DISCLAIMER 2: DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report.
  
14. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow us to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If YOU are not satisfied with our response YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. Homesafe have a team of mediators to assist both Consumers and Inspectors as and when required. *"Best to talk about the alleged situation in the first instance and to document any agreements formulated and or disagreed to"* *"Homesafe can assist you here"*

a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, order either party to pay any settlement amount or costs to the other party; but not specify a time for payment, then such payment shall be made within twenty eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.

#### **REFERENCE TO "CONTACTING THE INSPECTOR"**

Please contact the Inspector below who carried out this inspection.

At times it is difficult to explain situations and access difficulties to what is and isn't inspected.

Any building matters of importance that need a further understanding by the client you should contact the inspector and have any misunderstood or other matters explained to you.

For a complete clarification then contact the inspector prior to purchase of this property.

Additional fees will apply if required to provide further written information from the Inspector.

The Inspector will only answer questions relating to this inspected property report and no other questions will be entered into in relation to the dwellings future structural ability or whether to purchase it.

This inspection and report is based on the expertise, accreditation and qualification of the Inspector written below.

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Construction Type:**

Concrete floor, Brick veneer, Hip And Valley  
Roof

**Approximate age of building:**

New Construction

**Home Faces:**

NW facing main street

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Light Rain

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

## General Summary



**HomeSafe Property Inspections**

**3/197-199 Woodville Road  
Merrylands NSW 2160  
Mobile: 04 1122 9539 Fax: 9637 5527**

**Customer**

Ms. Ally (Yanxia) Zhou

**Address**

9 Tango Close  
Jordan Springs NSW 2747

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

The following summary below of **Satisfactory, Average and Poor** apply to the overall condition and to other areas of this Inspected Property if and when stated within this report document:

<b>SATISFACTORY</b>	The areas inspected appear to be in serviceable and sound acceptable condition without any significant visible defects.
<b>AVERAGE</b>	The inspected areas evident require repairs and or maintenance which are consistent and normal due to the age of the property.
<b>POOR</b>	The areas inspected require major repairs and or replacement due to its age, poor maintenance, deprived state, deterioration or not being completed to an acceptable standard of workmanship.

**OVERALL CONDITON OF THIS BUILDING AT THE TIME OF INSPECTION:**

I have inspected this building very carefully and I found that there was no major defects in the building. The building has been built in tradesman like manner. Please also read the Pest Inspection Report for termite chemical treatment recommendation. However I have rated this building as **Satisfactory**. Please view the details of the rating below:

<b>Overall Condition of This Building</b>	<b>Average to Satisfactory</b>
<b>Works</b> to be done to improve the condition of the building	n/a

<b>ROOF EXTERIOR :</b>	<b>SATISFACTORY</b>
<b>THE EXTERIOR:</b>	<b>SATISFACTORY</b>
<b>THE SITE(INCLUDING THE FOLLOWINGS):</b>	<b>SATISFACTORY</b>
<ol style="list-style-type: none"> <li>1. <b>Retaining Walls</b></li> <li>2. <b>Site Drainage</b></li> <li>3. <b>Grading</b></li> <li>4. <b>Driveways</b></li> <li>5. <b>Walkways</b></li> <li>6. <b>Vegetation</b></li> </ol>	
<b>THE SUB FLOOR SPACE:</b>	n/a
<b>THE ROOF VOID SPACE:</b>	<b>SATISFACTORY</b>
<b>THE INTERIOR :</b>	<b>AVERAGE</b>

**NOTE:** Other photos not shown in this report may have been taken of this property indicating the inspector’s observations on the day in relation to any excessive foliage growth, damaged retaining walls, pool areas, areas that are not part of this inspection, termite matters, hindered or restricted access areas and of any other issues not covered.

**NOTE:** This report does not advice on events or any further damage occurring to the property post the inspector departing the property.

**NOTE:** All floor surfaces may become slippery when wet. Should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

**PURPOSE:** This report should only be read in its entirety for the purpose of allowing the potential purchaser to make an informed decision prior to this inspected properties purchase as well as to potentially resolve any unknown issues.

**SCOPE:** This pre-purchase property building inspection shall comprise of a visual assessment only for the buildings general condition within 30 metres of the main building only and as well as being within the inspection properties boundaries. This report is not a Structural Report, should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.

**Not Included in this inspection:** This Inspection doe not include Pool Inspection and other special inspections such as floor heating,electrical and plumbing.

**OBSERVATION OF DEFECTS AT THE TIME OF THIS INSPECTION:**

Defects are categorized into 6 areas as described below.

These descriptions are clearly defined in AS4349.1-2007 Table 3.3 “Type of Defects.”

**A-Damage** (visual disruption or breakage resulting in loss of value or the impairment of usefulness,)

**B-Distortion, warping and twisting** (a change in the shape of an image resulting from imperfections from its intended location,)

**C-Water penetration, damp related** (the presence of moisture and/or egress or entry of forms of water and dampness into unintended locations,)

**D-Material deterioration (rusting, rotting, corrosion, decay)** (alteration of the products or elements original intended finish,)

**E-Operational** (not being fit for proper functioning and /or ready for use,)

**F-Installations & Appearance** (inappropriate fitting and finish of a products intended use)

**CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS**

Description of typical damage and required repair	Approximate crack width limit (see Note 1)	Damage category
Hairline cracks	<0.1 mm	0 Negligible
Fine cracks that do not need repair	<1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired	5mm to 15mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15 mm to 25 mm but also depends on number of cracks	4 Severe

**NOTES:**


- Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
- Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
- In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.

*This summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in the Summary, the information in the report shall override that in the Summary. I have summarised the defects that have to be repaired or replaced in each section of the report, while I have also mentioned some Item(s) that I am satisfied with during the inspection in the summary:*

**2. Roof Exterior**


**2.0 Roof Coverings**  
**Satisfactory**

## 2. Roof Exterior

 The main section of the residence has a concrete tile roof supported by a treated pine truss frame and having foil sarking and fibreglass insulation (see sec 6.1) within the ceiling space. The roof shows no significant signs of deflection which would appear to indicate that the trusses are suitable for the purpose of the supporting the weight of this tile roof.

### 2.2 Roof Drainage Systems

#### Satisfactory

 Gutters and down pipes have been installed in a tradesman like manner and have been reasonably well maintained.

## 5. Doors, Windows and Interiors


### 5.0 Ceilings

#### Satisfactory

 Internally, ceilings and walls are lined in plasterboard and appear to be in reasonable order.

### 5.7 Kitchen


#### Satisfactory

 The kitchen, laundry, toilets and bathrooms are all in serviceable condition.

## 6. Structural Components


### 6.0 Walls (Structural)

#### Satisfactory

 The external cladding of brickwork to this residence is in good order and shows no visible signs of any structural cracking or movement that would cause undue concern.

### 6.1 Ceilings and Loft (Structural)

#### Satisfactory

 Moisture fine in the timbers of loft and the roof frame is treated pine ( read sec 2.0)

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

End of summary

**Please read full inspection report below.**

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John Ge*



**1. Access**

This inspection will be carried out in compliance with AS4349.1-2007 except for Strata Units or properties. It is important to know that the further inspection including invasive inspection required for the areas that are not accessible or hindered at the time of inspection. The purchaser should understand the following terms and conditions as agreed in the inspection agreement, when the access is limited,

1. This inspection is a visual evaluation only for the buildings within 30 metres of the main building and within the inspection properties boundaries.
2. 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.
3. The report will also advise on visible minor and major defects, safety hazards and any cracking visible to the buildings elements on the day and time of the inspection.
4. 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.)
5. The Inspector will advise 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.

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.

		IN	NI	NP	RR	S	NAO
1.0	The Interior	•					
1.1	The Exterior	•					
1.2	(part of) the Roof Void Space	•					
1.3	(sections of) the Roof Exterior	•					
1.4	(parts of) the Sub Floor Area	•					
1.5	The Boundaries	•					
1.6	The Site	•					
1.7	Any associated outbuildings within 50 meters of the main building	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Safety, NAO= Not Accessible or Obstructed

**IN NI NP RR S NAO**

**Comments:**

**2. Roof Exterior**


The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		Pr	Avg	Sat	NI	NP	RR	S	NAO
2.0	Roof Coverings			•					
2.1	Flashings			•					
2.2	Roof Drainage Systems			•					

Pr= Poor, Avg= Average, Sat= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Safety, NAO= Not Accessible or Obstructed


**Pr Avg Sat NI NP RR S NAO**

**Comments:**

 **2.0** The main section of the residence has a concrete tile roof supported by a treated pine truss frame and having foil sarking and fibreglass insulation (see sec 6.1) within the ceiling space. The roof shows no significant signs of deflection which would appear to indicate that the trusses are suitable for the purpose of the supporting the weight of this tile roof.



2.0 Item 1(Picture)

 **2.2** Gutters and down pipes have been installed in a tradesman like manner and have been reasonably well maintained.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



		Pr	Avg	Sat	NI	NP	RR	S	NAO
3.0	Wall Cladding Flashing and Trim			•					
3.1	Doors (Exterior)			•					
3.2	Windows			•					
3.3	Balconies, Verandas, Patios, Decks, Suspended Concrete Floors, Steps and Balustrades			•					
3.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)			•					
3.5	Eaves, Soffits and Fascias			•					
3.6	Other ( Pool Gates, fences etc)			•					

Pr= Poor, Avg= Average, Sat= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Safety, NAO= Not Accessible or Obstructed

Pr Avg Sat NI NP RR S NAO

**Comments:**

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4. Garage/Car Port**



		Pr	Avg	Sat	NI	NP	RR	S	NAO
4.0	Garage Ceilings			•					
4.1	Garage Walls (including Firewall Separation)			•					
4.2	Garage Floor			•					
4.3	Garage Door (s)			•					

Pr= Poor, Avg= Average, Sat= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Safety, NAO= Not Accessible or Obstructed

Pr Avg Sat NI NP RR S NAO

**Comments:**

**4.1** garage was packed with goods, inspection hindered. reinspection is essential.

**5. Doors, Windows and Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Pr	Avg	Sat	NI	NP	RR	S	NAO
5.0	Ceilings			•					
5.1	Walls			•					
5.2	Floors			•					
5.3	Steps, Stairways, Balconies and Railings			•					
5.4	Counters and Cabinets (representative number)			•					
5.5	Doors (representative number)			•					
5.6	Windows (representative number)			•					
5.7	Kitchen			•					
5.8	Baths(Showers), Toilets			•					
5.9	Laundry			•					

Pr= Poor, Avg= Average, Sat= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Safety, NAO= Not Accessible or Obstructed

**Pr Avg Sat NI NP RR S NAO**

**Comments:**



**5.0** Internally, ceilings and walls are lined in plasterboard and appear to be In reasonable order.



**5.7** The kitchen, laundry,toilets and bathrooms are all in serviceable condition.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Structural Components**


The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.


		Pr	Avg	Sat	NI	NP	RR	S	NAO
6.0	Walls (Structural)			•					
6.1	Ceilings and Loft (Structural)			•					

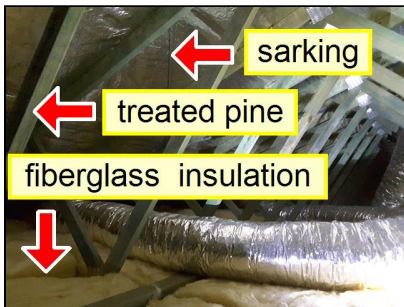
Pr= Poor, Avg= Average, Sat= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, S= Safety, NAO= Not Accessible or Obstructed

Pr Avg Sat NI NP RR S NAO

**Comments:**

 **6.0** The external cladding of brickwork to this residence is in good order and shows no visible signs of any structural cracking or movement that would cause undue concern.

 **6.1** Moisture fine in the timbers of loft and the roof frame is treated pine ( read sec 2.0)



6.1 Item 1(Picture)



6.1 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors or structural engineer be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**End of Report**

**FEE & INSPECTIN AGREEMENT**

This agreement forms part of this Pre Purchase Inspection Building and Pest Reports

*(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)*

*(Definition: Offer and Acceptance; analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)*

*(Definition: Valuable Consideration; it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)*

*(Definition: Instructions; the purchaser has given verbal or written directions to carry out this pre purchase building inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)*

<b>Agreement No: 160920 AllyZhou B</b>	<b>Client: Ms. Ally (Yanxia) Zhou</b>
<b>Phone No:</b>	<b>Property at: 9 Tango Close Jordan Springs NSW 2747</b>
<b>You agree to a fee of \$450.00 Inc GST</b>	
<b>Invoice No: 160920 AllyZhou B Amount:\$450.00 ABN No: 26 790 384 755</b>	
<b>Payment term: to be paid before inspection.</b>	

**YOU AGREE TO THE FOLLOWING CONDITIONS & THE INSPECTION TYPE ORDERED BY YOU. (VISUAL BUILDING and PEST INSPECTION & REPORT)**

This inspection will be carried out in compliance with AS4349.1-2007 and AS4349.3-2010 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 metres 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.
3. 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.
4. The report will also advise on visible minor and major defects, safety hazards and any cracking visible to the buildings elements on the day and time of the inspection.
5. 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.)
6. The Inspector will advise 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.
7. 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.
8. This inspection includes Timber Pest Inspection carried out in compliance with AS4349.3-2010.
9. No inspection will be carried out for Asbestos. (This is out of our area of expertise, unless otherwise stated)
10. No inspection will be carried out for Magnesite. (This is out of our area of expertise, unless otherwise stated), if during inspection asbestos or materials containing asbestos happen to be noted, then this may be noted in the report, if concerned or if the building was built before 1980, you should seek advice from a qualified asbestos removalist as to the amount of and importance of the asbestos present and the cost of sealing or removal.
11. No inspection will be made for Mould. (This is out of our area of expertise, unless otherwise stated)
12. No inspection will be made for Solar Power Panels. (This is out of our area of expertise, unless otherwise stated)
13. Costs for building rectification works are not provided within this Report. Should you require any costing's you should seek further advice from a licensed builder.
14. 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.
15. When and if Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.
16. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.
17. This Inspection will not cover or report the items listed in Appendix D to AS4349.1-2007. A copy of Appendix D can be provided upon request.



18. Where a Strata Title property is to be inspected, then we will only inspect the strata unit's interior and the unit's immediate exterior to be inspected as detailed in Appendix B in AS4349.1-2007. A full Strata Report must be obtained for all of the common areas before you make an informed decision to purchase the Unit. A copy of Appendix B can be provided upon request.
19. If an issue, pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs.
20. We will not be liable for any third party loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.
21. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access.

If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe.

Area	Access Panel	Crawl space	Accessible Height
<b>Roof Space:</b>	400mm x 500mm	Minimum of 600mm x 600mm	From a 3.6m ladder off a level platform and only if it is safe to do so
<b>Roof Exterior:</b>	-	-	From a 3.6m ladder only and off a safe level ground surface
<b>Subfloor:</b>	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access

1. Limitations to this Inspection are noted above and how these limitations may affect the Inspection are:
  - o In general, any stored or scattered goods, stored boxes, parked cars, bikes, boats, trailers, A/C unit's and their ducting and any external covering foliage, plants, vines, stored fire wood and timbers, vines clinging to external wall surfaces, trees covering areas will hinder our inspection to the areas clearly stated within the body of this report.

- 2. We invite you to contact the inspector shown on the last page of this report so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property.
- 3. You're the Purchaser need to have any misunderstood issue fully explained to you prior to making any decision in purchasing this as inspected property. You must contact the Inspector shown on the last page of this report.
- 4. **AGREEMENT:** I have read and understand and agree to associates Fees and the Pre Purchase Inspection I am about to have carried out on my behalf by the company shown on the front of this agreement.

Signed..... Full Name..... Dated.....

THIS AGREEMENT IS TO BE SIGNED THEN FAXED OR EMAILED TO THE INSPECTOR



## HomeSafe Property Inspections

**John Ge**

**3/197-199 Woodville Road  
Merrylands NSW 2160  
Mobile: 04 1122 9539 Fax: 9637 5527**

**email: [InspectSyd@yahoo.com.au](mailto:InspectSyd@yahoo.com.au)**

[Visit Our Website](#)