



Pre-Purchase Structural Inspection Report


Property address:

Prepared for

Prepared by

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Revision History

Rev.	Revision Date	Details	Authorised	
0	15-Aug-2019	Issued to Client	Andrei Rotaru Principal Engineer	

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1. Inspection Summary



Inspector	Andrei Rotaru
Date of inspection	10am, 15 August 2019
Weather Conditions	Prevailing conditions at the time of the inspection: sunny, 17 degrees Celsius
Description of the property inspected	<p>The property inspected was constructed circa 2000 and consists of 4 bedrooms, and 3 bathrooms. The property has a double garage, steel patio and a smaller steel shed.</p> <p>The dwelling is constructed on a concrete slab with double brick walls, timber roof frame and tiled roof covering.</p>
Purpose of inspection	The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of inspection.
Scope of inspection	The inspection comprised of a visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general

	condition of the structure of the property. The inspection and reporting is limited to Appendix A of Australian Standard 4349 Part 1: Pre-purchase inspections - Residential Buildings. This report is to be read in its entirety.
Safety Issues	<p>Recessed luminaires such as downlights and their auxiliary equipment (such as transformers) need to be installed in a manner designed to minimise temperature rise and prevent the risk of fire.</p> <p>We recommend that a licenced electrician is appointed to inspect the roof space and to certify that all downlights and transformers are correctly installed and have enough clearance to insulation (in accordance with the relevant Australian Standards).</p> <p>An Electrical Safety Certificate is to be provided by the Seller before settlement.</p>

2. Building Interior Observations

2.1 Cracking

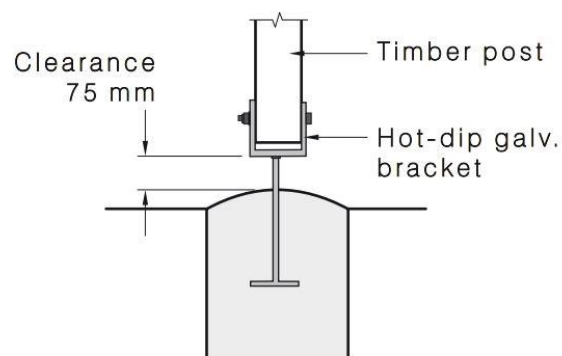
There is some minor ceiling cracking, cornice joint cracking and cornice separation throughout the dwelling and can be attributed to expected building settlement.



3. Building Exterior Observations

The verandah timber posts are currently in good condition. However, to maximise the durability of the posts, the installation should be undertaken in such a way that a clearance between the concrete and the bottom end of the post is achieved. This prevents moisture from decaying the timber over time.

The timber posts should be inspected for signs of decay in the future and replace as required.



(b) Above-ground posts
(isolation from moisture and termites)

Figure 1 - Best practice installation

Trees and shrubs in close proximity to foundations can cause a variety of structural issues over time. The CSIRO has produced *Building Technology File 18-2011 Foundation Maintenance and Footing Performance: A Homeowner's Guide* which provides some great guidance to ensure that long term performance (for more information visit <https://www.publish.csiro.au/book/7076/>).



4. Roof Exterior Observations

Generally, gutters need regular cleaning of leaf matter. Decaying leaf matter causes corrosion in gutters and blocks water flow. Overhanging trees to gutters and valleys can cause rapid build-up of leaf matter, restrict water flow, and may damage the roof covering. Keeping them trimmed back or removed may be a worthwhile consideration and would help prevent water ingress from blocked water flow.



5. Roof Space Observations

Insulation was in place across the entire ceiling space and the air-conditioning ductwork provided some obstruction in accessing some of the areas.



6. Subfloor Space Observations

Nil to report - structure constructed on concrete slab on ground.

7. Major defects

Nil to report.

8. Minor Defects:

8.1 Exhaust fans

One of the exhaust fans is venting in to the roof space. This is not compliant with National Construction Code (NCC).



8.2 Roof pointing mortar

It was noted that ridge capping re-pointing was undertaken in the past perhaps as part of routine maintenance.



However, cracks were evident in other areas on roof hips and in the ridge capping. It is recommended that the tiled roof is repointed as this is required a several locations. A roofing contractor should be engaged and the re-application of pointing mortar is advised to further protect against water penetration. This water penetration can lead to significant damage over time if not addressed.





8.3 Corrosion

There is some very minor corrosion observed on the window lintels and the steel patio fixings. Although this isn't a concern now, it should be rectified in the near future to ensure long term performance.



9. Safety hazards

9.1 Wiring connections

Recessed luminaires such as downlights and their auxiliary equipment (such as transformers) need to be installed in a manner designed to minimise temperature rise and prevent the risk of fire. We recommend that a licenced electrician is appointed to inspect the roof space and certify that all downlights and transformers are correctly installed and have enough clearance to insulation.



10. Limitations

There were some inaccessible areas such as the double brick cavity and roof space in low pitch area which could not be inspected.

The inspection and report was conducted in accordance with Appendix A of AS4349.1 - 2007 (Standard) which sets out the requirements for structural inspections. Please note that the Standard and this report does not constitute compliance with existing building regulations.

A report prepared in accordance with the Standard is not a certificate of compliance of the property with the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future.

The Standard does not include the identification of unauthorised building work or work non-compliant with building regulations. The standard also provides advice with regard to non-standard inspections that the purchaser should consider and these were excluded from the scope of works associated with this report.

10.1 Recommendations for further inspection

It is recommended that the purchaser undertakes the following additional inspections:

- a. Pest Inspection - (in areas where termites are a problem all prospective purchases should have a pest inspection carried out);
- b. Electrical installation - (in the interest of safety, all new owners should have a report on the electrical installation carried out by a suitably qualified person);

10.2 Smoke Alarms and RCD's

We recommend that the Seller provide an Electrical Safety Certificate from a licensed electrician to certify that the smoke alarms and RCD's comply with the current Electricity Regulations. The Seller is to provide this certificate before settlement.

11. Conclusion

Considering the provisions of the National Construction Code with regards to *structural stability and resistance, a building or structure, during and use, with appropriate degrees of reliability, must perform adequately under all reasonably expected design actions.*

The structure inspected is approximately 19 years old and it is structurally adequate and comparable with other buildings of similar age. The incidence of some minor defects and one safety hazard was identified. With regular maintenance this well constructed dwelling will achieve adequate performance over its lifetime.

Should you have any queries regarding this report, please do not hesitate to contact us.

Yours Sincerely,

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12. Appendix A - Definitions

Access hole (cover)

An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

Accessible area

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

Appearance defect

Fault or deviation from the intended appearance of a building element.

Building element

Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

NOTE: For example supporting, enclosing, furnishing or servicing building space.

Client

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

Defect

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

Inspection

Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

Inspector

Person or organization responsible for carrying out the inspection.

Limitation

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

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.

Serviceability defect

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

Significant item

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

Structural defect

Fault or deviation from the intended structural performance of a building element.

Structural element

Physically distinguishable part of a structure.

NOTE: For example wall, columns, beam, connection.

Subfloor space

Space between the underside of a suspended floor and the ground.

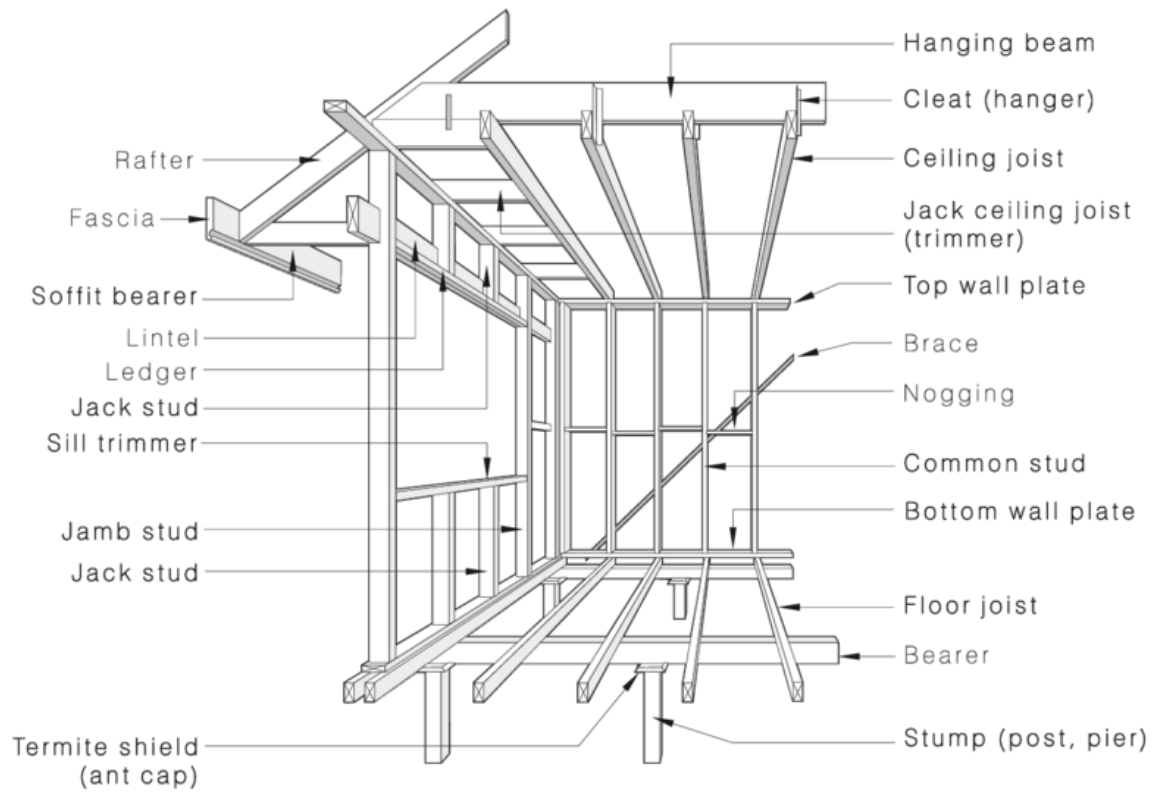
Roof space

Space between the roof covering and the ceiling immediately below the roof covering.

Site

Allotment of land on which a building stands or is to be erected.

13. Appendix B - Timber framing



14. Appendix C - Condition for the provision of the report

1. The Report is expressly produced for the sole use of the Client and in accordance with AS 4349.1. Legal liability is limited to the Client.
2. The report comments on only those features which were reasonably visible and reasonably accessible at the time of the inspection without alternative to viewing platforms, the removal, or moving of building components, or any other materials of any kind or any other unusual methodology including measuring or testing of building components to confirm structural soundness or major defects.
3. The inspector gives no undertaking that they will inspect all items on the day of the inspection;
4. The report is confirmation of a visual inspection of the Property carried out by the Inspector on the day of the inspection and only covers those items which could reasonably be detected by such visual inspection at the time of such inspection.
5. To the extent permitted by law, liability under any condition to warranty which cannot legally be excluded is limited to:
 - a) Supplying the report again; or,
 - b) Paying the cost of having the report supplied again.
6. If the report fails to conform in any material respect to the terms and conditions set out herein then
 - a) The inspector is not liable unless the Client notifies the Inspector of the failure within 90 days after the date of delivery of the Report; and
 - b) The liability of the inspector is in any case limited to the cost of providing the inspection and the inspector is not liable for any consequential damage.
7. These are the standard terms and conditions under which we provide our service to you. When we provide you our service, we do so on the basis that (a) these terms and conditions make up the terms of the contract between you and us (b) and, you agree to be bound by these terms and conditions. If you do not agree to be bound by these terms and conditions then you must contact us prior to us providing you our service to advise us that (a) you do not want to make contract with us and (b) do not want us to provide services to you.