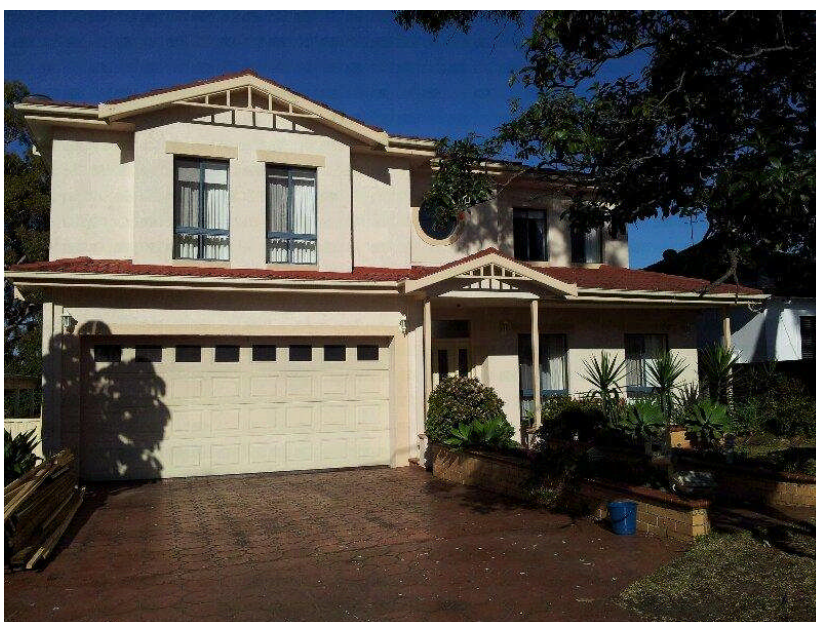


PRE-PURCHASE BUILDING REPORT



Commissioned By: XXXX

Site Address: 20 Sample Road, Sampleton

Purchaser: XXXX

Ref No: SG-12-XXXXBR-01

Issue Date: XX XXXX 2012

"...your best move"

Complies with Australian Standard AS 4349.1 Property Inspections – Part 1 Residential Buildings

Date:	XX/XX/2012	Report No:	SG-12-XXXXBR-01
--------------	-------------------	-------------------	------------------------

Commissioned By:	XXXX
Purchaser	XXXX
Property Address	20 Sample Road, Sampleton
Property Description	Two storey Double brick dwelling. The building is constructed on concrete slab footings. Roof is covered with Concrete tiles. Garaging is provided by a double attached garage is located under the main building.
Inspection Date	XX XXXX 2012
Property Age (Approx)	Between 30 and 40 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.
Inspector	Mr Vince Shamieh B.E.Struct. (Hons) UTS MIE Aust MBA Reg NSW
Weather	Dry

Services Available

Sewer/Septic	Electricity	Cable/Satellite	Gas	Water	Telephone	Air-Conditioning/ Alarm
Yes/No	Yes	No/No	No	Yes	Yes	Yes/No

Important Information Regarding the Scope and Limitations of the Inspection and this Report

1. This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and the type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-Law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
2. This Report is confined solely to the visual inspection of those parts of the building to which reasonable and safe access was available or permitted at the time of inspection. Nothing contained in the report implies that any inaccessible partly inaccessible area(s) or section(s) of the property being inspected by the Consultant on the date of the Inspection do(es) not have any defect(s). Accordingly, this Report is not guarantee that a building related defect does not exist in any inaccessible or partly inaccessible area(s) or section(s) of the property. Nor is it a guarantee that *future* problems will not occur.
3. This report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; the presence or absence of timber pests; gas fittings: common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic, high voltage, overhead power lines; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. **(NB. Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**
4. **ATTENTION: This Inspection Firm is not responsible to repair or damage disclosed by this inspection, including without limitation, damage which exists in areas that were not accessible for visual inspection on the date of this inspection, unless provided by way of a separate contract.**

PREAMBLE

This report has been prepared by a visual inspection of the property, at the time of inspection. This report does not place emphasis on geological or structural conditions where it will be purely of an engineering capacity. All items, which have been concealed or are considered to be inaccessible for inspection within the building and its parameters are not mentioned in this report.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable

access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access hole mm	Crawl space mm	Height
Roof interior	450 x 400	600 x 600mm	Accessible from a 3.6m ladder.
Subfloor	500 x 400	Vertical clearance Timber floor : 400 to underside of bearer. Concrete floor : 500	
Roof Exterior			Accessible from a 3.6m ladder.

This Building Report does not take into account any timber pest activity.

Any defects estimated should be taken as an indication only. Cost estimates on a Standard Property Report are not to be considered as part of the report and further inquiries are undertaken by the client to appraise their accuracy. Quotes are based upon experience and reliable cost guides such as 'Cordell'. Note: The Standard Building Report does not give estimates on defects. If required, cost estimates may be provided by ordering a Special Purpose Property Report for an additional fee.

DISCLAIMER OF LIABILITY: *-No liability shall be accepted on account of failure of the written Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for Inspection or is denied by the Consultant (including but not limited to any area(s) or section(s) so specified by the written Report.*

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 and no liability or responsibility whatsoever 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 whether in whole or in part does so at their own risk.*

IMPORTANT CUSTOMER ADVICE

It is recommended that a Timber Pest Inspection, Electrical Installation Inspection and Smoke Tests Reports be carried out in conjunction with this Building Report.

GENERAL COMMENTS

Fungal decay, weathering, cracking, corrosion, general deterioration, unevenness, minor blemishes and physical damage to materials are common in most properties and may be classed as minor defects. If any of these minor defects are present, it is possible that they have been omitted from this report, as they do not constitute any structural significance to the property.

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.

Owners Corporation (Strata Title): 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.

EQUIPMENT AND APPLIANCES

Many electrical and mechanical appliances including but not limited to dishwashers, ovens, microwaves, disposal units, saunas, spa baths, air conditioners, heaters, alarms, intercoms, pool equipment or heaters and automatic doors cannot be tested at the time of inspection. The vendor should arrange testing, operating instructions on all relevant appliances regarding their function or manufacture.

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 are 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.

This report does not cover the operation, installation or cabling of any free to air or pay television system.

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.

Brief Summary of Report

Important Note: This is a brief Summary of the following Report provided to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. This Summary must be read in conjunction with the entire Report and not in isolation from the Report.

If there should be any discrepancy between anything in this Summary and anything in the Report, the information in the Report shall override that of this Summary. In any event, should any aspect of this Report not be fully understood, you should contact the inspector BEFORE relying on this Report.

Overall Condition of Property

Major Defects in this Building

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Typical: The frequency and/or magnitude of major defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Minor Defects in this Building

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

High: The frequency and/or magnitude of minor defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Overall Condition

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **AVERAGE**. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

The Overall Condition ratings above are only a generalisation and must not be relied upon on their own. You MUST read the accompanying report in its entirety.

Summary of Major Defects Detected

Important note: Any estimates provided are merely opinion of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The inspector accepts no liability for any estimates provided throughout this Report and where they occur You agree to obtain and rely on independent quotations for the same work.

ROOF SYSTEM EXTERNAL

Flashings

Type and Condition

Flashing material is of lead. Flashing is not or does not appear to be correctly set into the brickwork. This can allow water penetration and should be rectified. The potential for water entry is present.



Estimated Cost: Note

Comments:

Poor silicone and render failed at this interface.



Estimated Cost: \$2000.00

KITCHEN

Kitchen

Kitchen Fixtures

Range hood in poor condition.

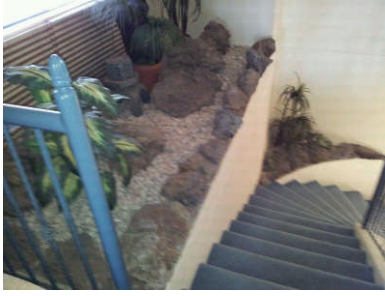
Estimated Cost: \$550.00

STAIRS INTERNAL

Stairs Internal

Type & Condition

The stairs are constructed primarily from concrete. Safety hazard to occupant falling from accessible area adjacent to staircase, immediate repairs required.



Estimated Cost: \$2500.00

EXTERIOR

Walls

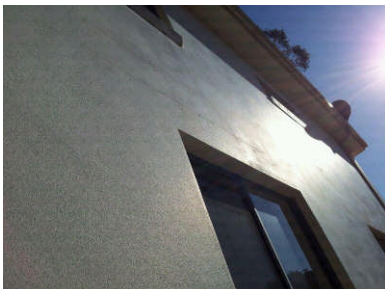
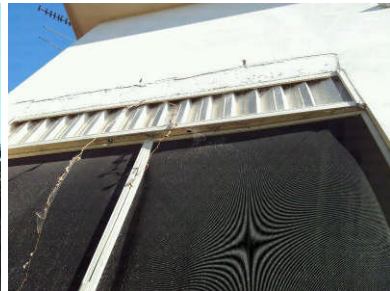
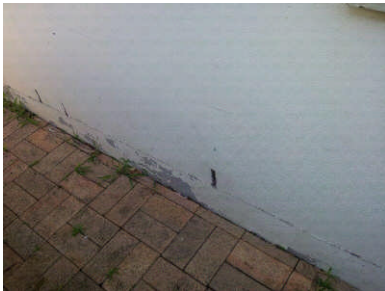
External walls constructed from:
Double brick.



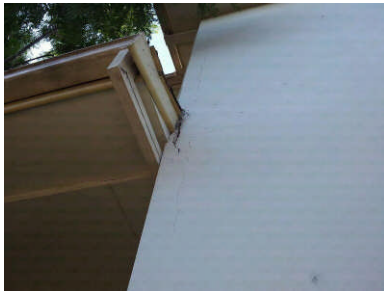
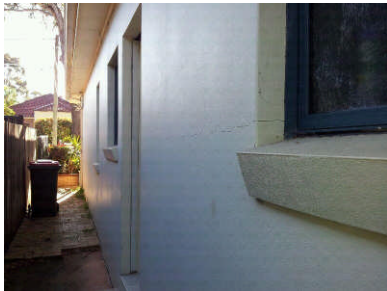
Condition:

Cracks are evident to brickwork or render. Visible evidence appears moderate. Crack opening width greater than 5.0mm < w < 15.0mm. The area(s) where cracked brickwork or render was noted is listed below.

1. Paint finish below DPC peeling.
2. Excessive amount of render cracking present.
3. Incomplete external work to laundry door head and sides, exposed to weather and damp migration internally.



The condition of the walls is generally poor.



Estimated Cost: \$5000.00

Dampcourse

Type & Condition:

A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, rising damp may become a future problem cause of paint finish below this level to peel off.

Position/Location:

All elevations.

Estimated Cost: Note

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Verandah # 2

Defects or Maintenance Items

Council approval required as generally enclosure is considered not standard and non tradelike work present.

Estimated Cost: Note

Summary of Minor Defects Detected

SITE SERVICES

Hot Water Service Cont...

Pressure Relief

The Pressure Relief Valve not adequately connected to stormwater line, resulting in an increase chance of pest migration.

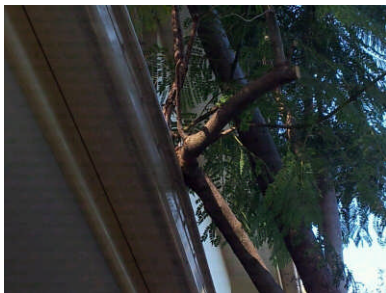
Estimated Cost: \$100.00

ROOF SYSTEM EXTERNAL

Gutters & Downpipes

Type & Condition

Gutters are damaged or rusting. These should be repaired or replaced as necessary.

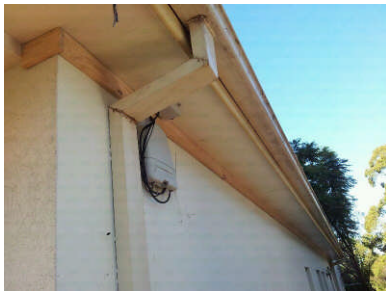


Estimated Cost: Note

Eaves, Fascias & Barge Boards

Eaves Type & Condition

The eaves are lined with fibre cement sheeting. Some eaves linings are sagging and require re fixing. Timber moulding not painted to this elevation.



Estimated Cost: Note

BEDROOMS

Bedroom One

Ceiling Condition

Cornice cracked in various locations.

Estimated Cost: \$650.00

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm < w < 5.0mm. Periodic maintenance may be required.

Estimated Cost: \$650.00

Bedroom Two

Doors Condition

The condition of the doors is generally poor, robe door.

Estimated Cost: \$250.00

Bedroom Three

Ceiling Condition

Evidence of patch/repairs present.



Estimated Cost: Note

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

Estimated Cost: \$650.00

ROOMS

Entry/Foyer

Windows Condition

Crack to glass panels, highlight.

Estimated Cost: \$300.00

Floors Condition

Cracking is evident to some floor tiles. Some drummy or loose tiles were noted.

Estimated Cost: Note

Hall

Linen Cupboard

Base of wall to inside of cupboard not finished.

Estimated Cost: Note

Lounge Room

Ceiling Condition

Cornice detaching and cracked and defective.



Estimated Cost: \$650.00

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.



Estimated Cost: \$650.00

Dining Room

Floors Condition

The condition of the floors is generally poor. Some cracked, drummy and loose tiles were noted.

Estimated Cost: \$2500.00

Family Room

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

Estimated Cost: \$650.0

Family/Rumpus Room

Ceiling Condition

Cornice cracked.



Estimated Cost: \$650.00

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.



Estimated Cost: \$650.00

Study

Ceiling Condition

Cornice cracked and detaching from ceiling.



Estimated Cost: \$650.00

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

Games Room

Ceiling Condition

The condition of the ceilings is generally poor. Evidence of past water penetration through ceiling. No evidence of any current leaks.



Estimated Cost: \$1200.00

BATHROOMS

Bathroom One

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

Estimated Cost: Note

Tiles

The condition of the tiles is generally poor. Some drummy, loose or cracked tiles were noted to this area, wall tiles.

Estimated Cost: \$3000.00

KITCHEN

Kitchen

Floors Condition

Some cracked, drummy and loose tiles were noted.

Estimated Cost: Note

LAUNDRY

Laundry

Ceiling Condition

Cornice cracked.

Estimated Cost: \$650.00

TOILETS

Toilet

Toilet Condition

The inlet valve in the cistern is faulty and requires repair or replacement.

Estimated Cost: \$150.00

EXTERIOR

Windows

Condition:

The condition of the exterior of the windows is generally fair. Fly screens generally in poor condition.

Estimated Cost: Note

Fences & Gates

Fences Type & Condition:

The fences are leaning and repairs are required.



Estimated Cost: Note

Paths

Type & Condition:

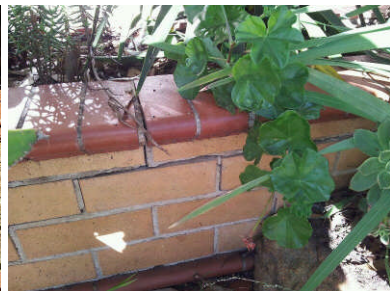
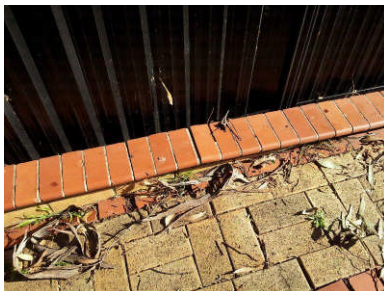
The concrete paths have some visible cracking that should be monitored for further movement.

The paved paths have subsided in areas and will require maintenance. Pavers incomplete to rhs path.



Estimated Cost: Note

Also perimeter planters and low level masonry walls with tile tops have failed in various locations.



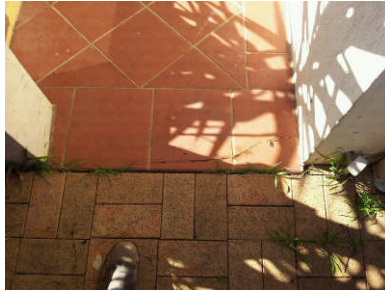
Estimated Cost: Note

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Verandah

Defects or Maintenance Items

The drummy floor tiles require repair or maintenance. Cracked floor tiles are present and require repair. Timber support post and low pier not plumb or square.



Estimated Cost: Note

GARAGING

Garage

Ceiling Condition In Detail

Restoration work required to plumbing penetration.

Estimated Cost: \$300.00

'Estimated Cost' of defects and improvements.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear. Please note, where prices have been noted, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to purchase.

The property was furnished at the time of inspection. It's recommended that a Final Inspection to be carried out prior to contract settlement and/or vacation of the property.

Thank you for selecting our firm to do your pre-purchase home inspection. **If you have any questions regarding the inspection report or the home, please feel free to call us on 02 9687 7322.**

Sincerely,

Per:.....

SGS Building Services

Mr Vince Shamieh B.E.Struct. (Hons) UTS MIE Aust MBA Reg NSW

Building Consultant

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY:

XXXX.

DATE OF INSPECTION:

XX XXXX 2012.

PURCHASER:

XXXX.

PROPERTY ADDRESS:

20 Sample Road, Sampleton.

REPORT NO:

SG-12-XXXXBR-01.

PERSONS IN
ATTENDANCE

Agent was present at time of Inspection.

INSPECTOR

Mr Vince Shamieh B.E.Struct. (Hons) UTS MIE Aust MBA Reg NSW.

IMPORTANT NOTE:

This report should not be relied upon if the contract of sale becomes binding more than 30 days after the date of the initial inspection. A re inspection beyond this period is essential.

PURPOSE OF THIS
REPORT:

Visual Pre Purchase Building Inspection in accordance with AS4349.1.

INSPECTION AGREEMENT

This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor, Conveyancer or Agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek further clarification prior to committing to the property.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.

Part 1: Pre Purchase Inspections - Residential Buildings

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.

If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. 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. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the

immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Special Requirements: It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Inspection Agreement: It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** Areas for Inspection shall cover all safe and accessible areas. 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 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 within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses define the Scope and Limitations of the inspection and form an integral part of the report. The Report is made solely for the use and benefit of the Client named on the front of this Report and no liability or responsibility whatsoever, in contract or in tort, is accepted to any third party who may rely on this Report wholly or in part. Any third parties acting or relying on this report do so at their own risk.

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 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. No evidence of a current leak during inspection 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 are 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.

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.

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.

4.0 DEFINITIONS

For the purpose of this inspection, the following definitions apply.

4.1 Good - The item or area inspected appears to be in sound condition without any significant visible defects.

4.2 Fair - The item or area inspected exhibits some minor defects, minor damage or deterioration and may require some minor repairs of maintenance.

4.3 Poor - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

4.4 Above Average - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.

4.5 Average - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with dwellings of similar age or construction.

4.6 Below Average - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.

4.7 Reasonable Access

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access hole = 450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

Subfloor - Access hole = 500 x 400mm - Crawl space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

Roof Exterior - Must be accessible from a 3.6m ladder.

Property Description:

Building type:

Two storey dwelling.

External walls constructed from:

Double brick.

Roof Construction:

The roof is of pitched construction.

Roof Covering:

Concrete tiles.

Internal walls covered with:

Cement render.

Internal ceilings covered with:

Plasterboard and plaster render.

Windows are constructed from:

Aluminium.

Footings:

The building is constructed on concrete slab footings.

Extension:

The building appears to have had an extension/addition. This may include pergolas, awnings, decks, additional living areas etc. The purchaser should contact the local council to ensure that the extension/addition has been approved and inspected as required.

Estimate Building Age:

Between 30 and 40 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

Overall Condition of Property

Major Defects in this Building:

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Typical: The frequency and/or magnitude of major defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Minor Defects in this Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

High: The frequency and/or magnitude of minor defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **AVERAGE**. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

Important Note: This is only a general overview of the property and must not be relied upon on its own. You MUST read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the overall condition of the property at the time of the inspection. The inspection is a visual assessment only of the property to identify major defects and to form an opinion regarding the condition of the property at the time of inspection.

Any Summary within this Report regardless of its placement in the Report is supplied to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. Any Summary MUST be read in conjunction with the entire Report and not in isolation from the Report. If there should be any discrepancy between anything in the Report and anything in a Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector BEFORE relying on this Report.

Summary of Areas Inspected:

Details:

Roof void: Internal area: Garage: External area: Extension:

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a more complete report to be submitted.

Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.

Furnished Properties:

Was the property furnished at the time of inspection?

Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Weather Conditions:

Recent Weather Conditions:

Dry.

Weather Conditions on the Day and at the Time of Inspection:

Dry.

SITE SERVICES

Hot Water Service

Hot water service is provided by:

Mains electric hot water system: Mains pressure: Located externally.

Hot Water Service Cont...

Size of Hot Water Service

315 litres.

Pressure Relief

The Pressure Relief Valve not adequately connected to stormwater line, resulting in an increase chance of pest migration.

Water Lines & Pressure

Details:

The visible water lines are in copper pipe. Water pressure appears to be normal however, this is not an opinion of a licensed plumber.

Switchboard is fitted with the following circuite:

Services Available

Sewer

Yes.

Septic System

No.

Electricity

Yes.

Cable TV

No.

Satellite

No.

Gas

No.

Water

Yes.

Telephone

Yes.

Air Conditioning

Yes.

Alarm

No.

Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.

Access Restrictions

Roof Space Inspected:

Part Visual Inspection.

Roof Cover Inspected:

Part Visual Inspection.

Sub Floor Inspected:

Not Applicable.

Areas Inspected

Areas Inspected

Bathroom, Laundry, Kitchen, Three Bedrooms, Lounge, Dining, Family, Study, Hallway, Games Room, Rumpus, Balcony, Verandah, Extension, Garage.

ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

External Roof

Roof Style:

The roof is of pitched style construction.

Roof is covered with:

Concrete tiles.

Roof Access Limitations:

The roofing materials were viewed from a distance only. It should be noted that when roofing cannot be inspected in detail, other associated aspects of the roofing are also often not inspected in detail. These may include items such as gutters, eaves, flashings, chimneys and other items that would require a detailed and close inspection of the roof surface.

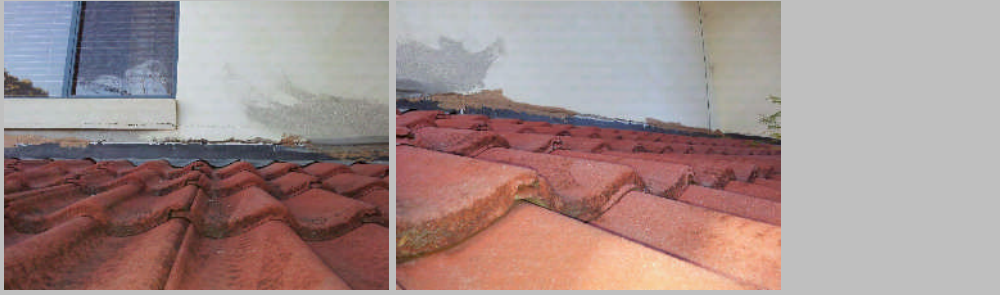
Condition in Detail:

The overall condition of the roof coverings is fair.

Flashings

Type and Condition

Flashing material is of lead. Flashing is not or does not appear to be correctly set into the brickwork. This can allow water penetration and should be rectified. The potential for water entry is present.



Comments:

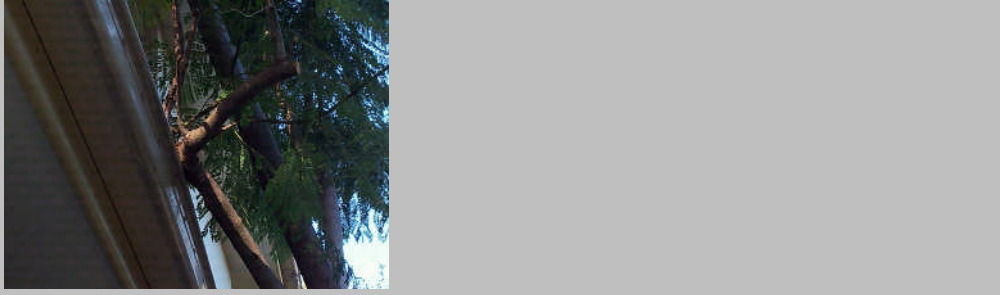
Poor silicone and render failed at this interface.



Gutters & Downpipes

Type & Condition

Gutters are damaged or rusting. These should be repaired or replaced as necessary.



Eaves, Fascias & Barge Boards

Eaves Type & Condition

The eaves are lined with fibre cement sheeting. Some eaves linings are sagging and require re fixing. Timber moulding not painted to this elevation.



Fascias & Bargeboards Type & Condition

The overall condition of the fascias/bargeboards is fair.

ROOF SYSTEM INTERNAL

Restrictions - Roof Interior

Inspection Restrictions:

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report. Sarking membrane covered tile battens restricting inspection. Ducting associated with airconditioning or heating restricted inspection.

Roof Framing

Roof Supports - Type and Condition:

The cut and pitched roof timbers appear to provide adequate support.

BEDROOMS

Bedroom One

Room Location

Rear, Main bedroom en suite.

Restrictions

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition

Cornice cracked in various locations.

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm < w < 5.0mm. Periodic maintenance may be required.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally fair. Floors are concealed by floor coverings.

Bedroom Two

Room Location

Adjacent to hall, Upstairs.

Restrictions

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition

The condition of the ceilings is generally fair.

Walls Condition

The condition of the walls is generally fair.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally poor, robe door.

Floors Condition

The condition of the floors is generally fair. Floors are concealed by floor coverings.

Bedroom Three

Room Location

Front.

Restrictions

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition

Evidence of patch/repairs present.



Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm < w < 5.0mm. Periodic maintenance may be required.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally fair. Floors are concealed by floor coverings.

ROOMS

Entry/Foyer

Room Location

Front, and hall.

Ceiling Condition

The condition of the ceilings is generally fair.

Walls Condition

The condition of the walls is generally fair.

Windows Condition

Crack to glass panels, highlight.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

Cracking is evident to some floor tiles. Some drummy or loose tiles were noted.

Hall**Room Location**

Upstairs.

Restrictions

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition

Minor settlement cracks were noted and is typical of this type of material. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

Floors Condition

The condition of the floors is generally fair.

Linen Cupboard

Base of wall to inside of cupboard not finished.

Lounge Room**Room Location**

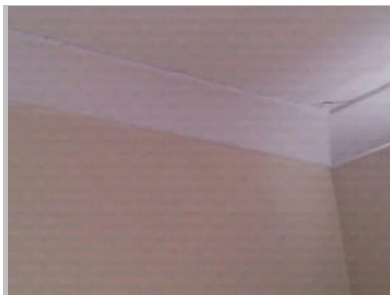
Front.

Restrictions

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition

Cornice detaching and cracked and defective.

**Walls Condition**

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.



Windows Condition

The condition of the windows is generally fair.

Floors Condition

The condition of the floors is generally fair. Floors are concealed by floor coverings.

Dining Room**Room Location**

Rear.

Ceiling Condition

The condition of the ceilings is generally good.

Walls Condition

The condition of the walls is generally good.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally poor. Some cracked, drummy and loose tiles were noted.

Family Room**Room Location**

Rear.

Restrictions

Inspection to the upperside of tiles was restricted by rugs.

Ceiling Condition

The condition of the ceilings is generally good.

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm < w < 5.0mm. Periodic maintenance may be required.

Windows Condition

The condition of the windows is generally fair. Some windows were locked and the operation was not checked at the time of inspection.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

Floors are concealed by floor coverings.

Family/Rumpus Room**Room Location**

Front.

Restrictions

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition

Cornice cracked.



Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.



Floors Condition

The condition of the floors is generally fair. Floors are concealed by floor coverings.

Study

Room Location

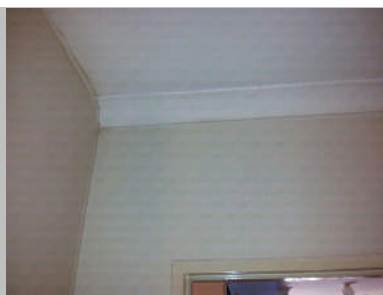
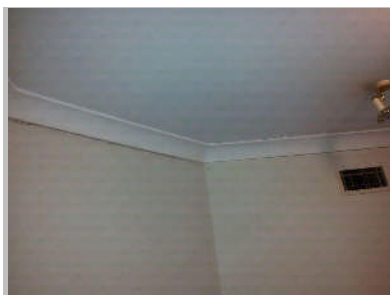
Rear.

Restrictions

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition

Cornice cracked and detaching from ceiling.



Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally fair. Floors are concealed by floor coverings.

Games Room

Room Location

Upstairs.

Restrictions

Inspection to the upperside of flooring was restricted by carpets.

Ceiling Condition

The condition of the ceilings is generally poor. Evidence of past water penetration through ceiling. No evidence of any current leaks.



Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm < w < 5.0mm. Periodic maintenance may be required.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally fair.

BATHROOMS

Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

Bathroom One

Room Location

Upstairs.

Ceiling Condition

The condition of the ceilings is generally fair.

Walls Condition

Minor settlement cracks in walls. Crack opening width greater than 1.0mm < w < 5.0mm. Periodic maintenance may be required.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally fair.

Shower/Bath Condition

The shower recess was not tested as there is no hob to contain the water during testing. Accordingly, no report or opinion on this area is offered.

Tiles

The condition of the tiles is generally poor. Some drummy, loose or cracked tiles were noted to this area, wall tiles.

Basin & Taps:

The basin & cabinets appear serviceable.

Vanity Unit

The condition of the vanity unit is generally fair.

Toilet Condition

Appears serviceable.

Ensuite Bathroom

Room Location

Main bedroom en suite.

Ceiling Condition

The condition of the ceilings is generally good.

Walls Condition

The condition of the walls is generally fair.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally fair.

Shower/Bath Condition

The shower recess was not tested as there is no hob to contain the water during testing. Accordingly, no report or opinion on this area is offered.

Tiles

The condition of the tiles is generally fair.

Vanity Unit

The condition of the vanity unit is generally poor.

Toilet Condition

Appears serviceable.

KITCHEN

Kitchen

Room Location

Rear.

Ceiling Condition

The condition of the ceilings is generally good.

Walls Condition

The condition of the walls is generally good.

Windows Condition

The condition of the windows is generally fair.

Floors Condition

Some cracked, drummy and loose tiles were noted.

Kitchen Fixtures

Range hood in poor condition.

Tiles

Some drummy, loose or cracked tiles were noted to this area.

Sink & Taps

Appears serviceable.

LAUNDRY

Laundry

General condition of area

This area is generally in fair condition.

Ceiling Condition

Cornice cracked.

Walls Condition

The condition of the walls is generally fair.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally fair.

Tub & Taps

The tub & cabinet appear serviceable.

Floor Waste

There is no visible floor waste and no way for any overflow of water to escape.
The area will need to be used with care.

Tiles

Some drummy, loose or cracked tiles were noted to this area.

TOILETS

Toilet

General condition of area

This area is generally in fair condition.

Room Location

Adjacent to the laundry.

Walls Condition

The condition of the walls is generally fair.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

Floors Condition

The condition of the floors is generally fair.

Toilet Condition

The inlet valve in the cistern is faulty and requires repair or replacement.

Basin & Taps:

The basin & cabinets appear serviceable.

Tiles

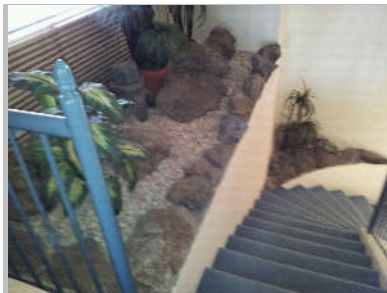
The condition of the tiles is generally fair.

STAIRS INTERNAL

Stairs Internal

Type & Condition

The stairs are constructed primarily from concrete. Safety hazard to occupant falling from accessible area adjacent to staircase, immediate repairs required.



EXTERIOR

Walls

External walls constructed
from:

Double brick.

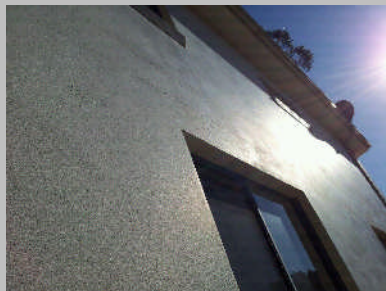
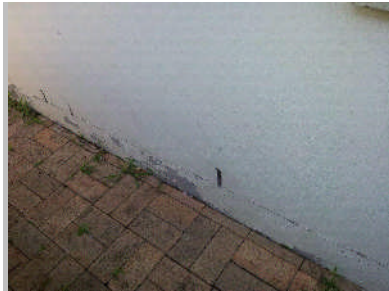


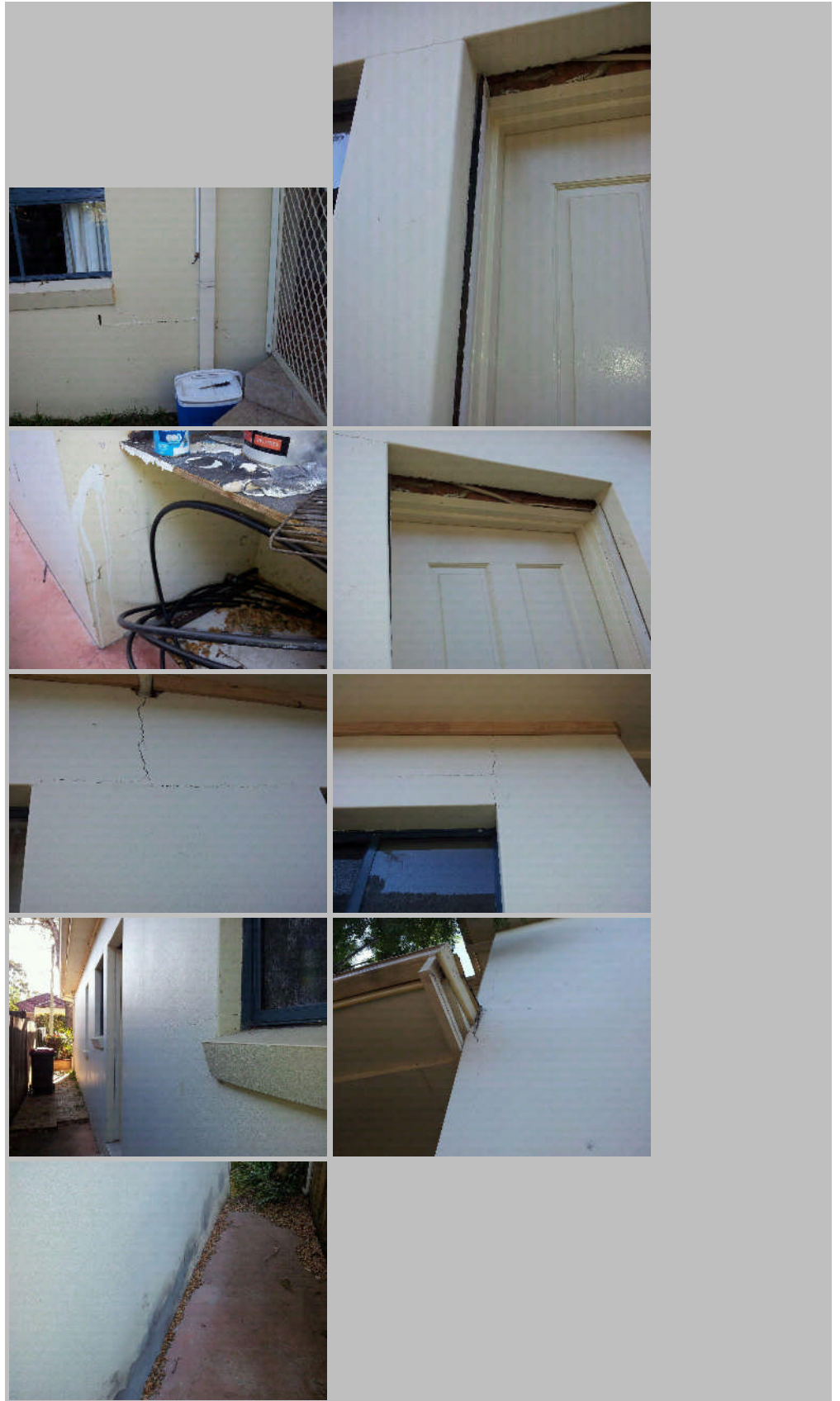
Condition:

Cracks are evident to brickwork or render. Visible evidence appears moderate. Crack opening width greater than 5.0mm <math>w < 15.0\text{mm}</math>. The area(s) where cracked brickwork or render was noted is listed below.

1. Paint finish below DPC peeling.
2. Excessive amount of render cracking present.
3. Incomplete external work to laundry door head and sides, exposed to weather and damp migration internally.

The condition of the walls is generally poor.





Position/Location:

All elevations.

Windows

Condition:

The condition of the exterior of the windows is generally fair. Fly screens generally in poor condition.

Driveway

Type & Condition:

The concrete driveway stands in fair condition. The concrete driveway has some visible cracking that should be monitored for further movement.

Fences & Gates

Fences Type & Condition:

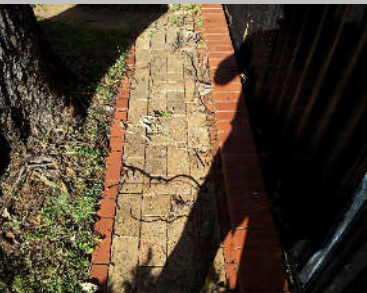
The fences are leaning and repairs are required.



Paths

Type & Condition:

The concrete paths have some visible cracking that should be monitored for further movement.
The paved paths have subsided in areas and will require maintenance. Pavers incomplete to rhs path.
Also perimeter planters and low level masonry walls with tile tops have failed in various locations.





Dampcourse

Type & Condition:

A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, rising damp may become a future problem cause of paint finish below this level to peel off.

Position/Location:

All elevations.

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.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Balcony

Position/Location:

Rear elevation.

Construction & Condition

Constructed from concrete or masonry.

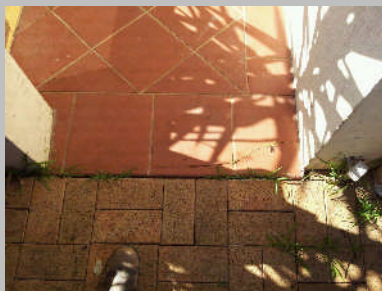
Verandah

Construction & Condition

Under eaves covering.

Defects or Maintenance Items

The drummy floor tiles require repair or maintenance. Cracked floor tiles are present and require repair. Timber support post and low pier not plumb or square.





Verandah # 2

Position/Location:

Rear elevation.

Defects or Maintenance Items

Council approval required as generally enclosure is considered not standard and non tradelike work present.

FOOTINGS

Footings

Footings:

Concrete slab footings.

Type & Condition:

The footings appear to be generally sound.

GARAGING

Garaging

Garaging Types

Garaging is provided by a double attached garage.

Garage

Garage Location

Under the main building.

Restrictions to inspection

Stored items restricted inspection to the interior.

Roof Covering Condition in Detail

Restoration work required to plumbing penetration.

Wall Construction

Double brick.

Wall Condition

The condition of the walls is generally poor, see comments for walls of dwelling.

Front Doors - Type & Condition

The main garage door is a panel lift style door and is in fair condition.

Floor - Type & Condition

The concrete floor is generally in fair condition.

Ceiling Condition

The condition of the ceilings is generally good.

Walls Condition

The condition of the walls is generally fair.

Windows Condition

The condition of the windows is generally fair.

Doors Condition

The condition of the doors is generally fair.

End Of Report

End Of Report

GLOSSARY OF TERMS

Agricultural drain

A drain constructed with slotted or perforated pipes to collect and discharge ground water.

Ant capping

A metal shield, usually made of galvanised iron and placed on top of a pier stump or internal brick wall surface. Ant caps extend on all open sides and are turned down at 45° to expose and delay the access of termites to timber members of a building.

Australian Standard

A voluntary national standard code or specification prepared under the auspices of Standards Australia (SA). Australian Standards are mandatory when referred to in building regulations, and are enforceable in contracts when call up in contract documents.

- **Authorities - service**

The local authorities controlling electrical supply, water supply, sewer and drainage service, telephone supply and gas supply.

- **Balustrade**

Railing fixed from stair treads, landing, balcony or bridge.

Batten

- **Packing batten**

A timber batten or strip placed between a structural section and a facing material to maintain a perpendicular or level surface.

- **Roof batten**

A light timber member fixed to the tops of rafters or trusses to which the roofing materials may be fastened or secured.

Beam

- **Hanging beam**

A beam above the ceiling joists, spanning between walls or partitions, to which the ceiling joists are fixed by cleats, straps or "dogs" to prevent any deflection.

- **Rafter**

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

- **Strutting beam**

A structural beam spanning between load-bearing walls from which purlins may be struted.

- **Bearer**

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

Board(s)

- **Fascia board**

A wide horizontal board on edge which is fixed to the lower ends of the rafters and usually supports the guttering as well as the outside edge of boxed eaves.

- **Gypsum plasterboard**

A rigid board made of a core of gypsum plaster set between and bonded to outer coverings of heavy paper.

- **Valley board**

Boarding fixed to the top of the valley rafters to form a base or support for the valley gutter.

- **Floor boards**

Wooden boards used as flooring and nailed to floor joists, usually tongued and grooved for strength and draught resistance.

Brace

A member usually a diagonal that resists lateral forces and/or movements of a framed structure.

Building code - Building Code of Australia (BCA)

A set of national requirements for the use in the design, construction, alteration or demolition of buildings, setting out procedures, acceptable methods or material and minimum or maximum values. Each state has its own variations to the national document.

Collar Tie

A timber member tying a pair of rafters together, usually placed horizontally midway between the wall plate and the ridge.

Construction

- **Full brick construction/Cavity brick construction**

A method of construction in which external or internal brick walls support the roof and ceiling structure. The external wall is generally made of two brick leaves with a cavity between them.

- **Brick veneer construction**

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

- **Slab-on-ground construction**

A construction in which a concrete slab with rebated thickened edges is placed on the ground and provides the base and floor structure for the building.

- **Timber framed construction**

Construction in which the structural members are of timber or depend on a timber frame for support.

- **Metal framed construction**

Construction in which the structural members are of metal or depend on metal frame support.

Cornices

Mouldings fixed to the junctions of walls and ceilings.

Council

The local government authority with responsibility for administering building codes and assessing and approving development in its local area by means of development and building approvals.

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.

Drain

A line of pipes, channels or culverts normally constructed at or below ground level to carry away sewerage, stormwater, surface water, or ground water by gravity.

External cladding

The outer covering of the external walls of a framed building or structure.

Fire chamfer

Splayed ends of joists built into masonry walls, which allow the collapse of the joist in a fire without destabilising the wall.

Flashing

A strip of impervious material (such as galvanised iron, lead or bitumen coated aluminium) dressed or fitted to cover a joint or cavity where water would otherwise penetrate.

Floor framing

A structural framework supporting the flooring consisting of bearers and joists.

Footing

That part of a construction designed to transfer loads to the foundation, usually constructed of reinforced concrete or masonry units.

- **Pad footing**

An isolated footing to spread a concentrated load.

- **Pier and beam footing**

A reinforced concrete beam spanning between piers or rock foundations.

- **Strip footing**

A footing formed in steps to rise or fall from one level to another.

Foundation

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

Galvanic corrosion

Electrolytic corrosion between metals separated apart in the galvanic table, and generally requiring water moisture to act as an electrolytic conductor.

Gutter

- **Eaves gutter**

A preformed gutter fixed to the fascia board or the face of rafters.

- **Fascia gutter**

A preformed gutter which is fixed to the rafters and doubles as a fascia.

Insulation - thermal

- **Bulk thermal insulation**

Materials in the form of batts, blankets, slabs, loose fill or formed in situ.

- **Reflective Foil Insulation (RFI)**

Aluminium coated fabric with fibreglass or building paper core.

Joints

- **Expansion joint**

Definite break in build up material provided for the expansion /contraction of adjacent materials. The grout must be suitably sealed to prevent water penetration.

- **Finger jointing**

A method of joining timbers end to end to form a longer member.

- **Notched Joint**

A joint formed by cutting a piece out of one timber equal to the thickness of one other timber across which it is placed.

Joists

Timber or steel beam directly supporting a floor or ceiling.

- **Ceiling joist**

A beam spanning between walls or other supports which carries the ceiling below it, but not the floor above.

- **Floor joist**

A beam to which the flooring is fixed, usually supported by bearers.

Lagging

Material wrapped around piping for insulation or protection of pipe, particularly reducing heat loss in hot water pipes.

Lintel

A beam spanning over an opening and supporting loads above.

Masonry

A construction of brick, concrete block, stone, terracotta or other structural units laid in mortar.

Membrane

Generally a waterproof sheeting of plastic, or composite materials applied on site, with the joints sealed to prevent water movement through sheeting.

Mortar

A suitable proportioned plastic mixture (paste) of sand (fine aggregate) cement and/or lime, and water for the laying of masonry units.

- **Cement mortar**

A mortar usually composed of one part of cement to four or less parts of sand, measured by volume, to which a suitable amount of plasticiser or up to one quarter of one part of lime may be added, together with an appropriate quantity of water.

- **Composition mortar**

A mortar composed of cement lime and sand in various proportions

Nogging

A horizontal timber strut fixed between studs or joists in framed construction to provide stiffening.

Pier

A column or post supporting a superstructure, such as beams, floor or verandah bearers.

- **Attached pier**

A pier bonded into a wall.

- **Detached pier**

A freestanding pier of masonry, concrete or timber acting as a support for floor bearers.

Plate

A horizontal timber, usually on flat and supported throughout its length.

- **Bottom plate**

The bottom horizontal member of a timber frame wall to which studs are fixed.

- **Top plate**

The UMBER member at the top of a load/non-load bearing wall of masonry or a timber framed wall which carries the ceiling joists and supports the rafters.

- **Wall plates**

The horizontal timber member at the top and bottom of timber framed walls, into which studs may be trenched.

Reinforcement

Rods, bars or prefabricated mesh, usually of steel, embedded in concrete for the purpose of resisting particular stresses.

Reinforced concrete

Concrete which has been strengthened by the inclusion of steel reinforcing mesh, bars or rods.

Roof(s)

The upper enclosing element of a building or area which gives protection to the covered space from the external environment.

- **Gambrel roof (Dutch Gable)**

A roof having a small gable near the ridge of a hipped end.

- **Hip (ped) roof**

A roof or part of a roof, which is pyramidal in shape with sloping, surfaces and level eaves all round.

- **Pitched roof**

A common type of roof, usually with two slopes of more than 15° meeting at a central ridge.

- **Skillion roof**

A roof sloping in one direction only, without a ridge or peak.

Seasoned Timber

Timber dried to a stable moisture content prior to use. Unseasoned timber will shrink over time as the timber dries, causing movement in the building structure.

Soffit

The underside of eaves.

Span

The horizontal distance between two supports of a beam bridge or other structural element

Specification

A written document with technical directions and conditions describing the quality of materials and standard of workmanship of the project, and forming part of the contract document

Sub-floor ventilation

The provision of natural air movement under a suspended timber floor to prevent decay of timber and reduce moisture in the sub-floor space.

Truss

A structural frame made up wholly of members in tension or compression lying in the same plane (co-planar) for the bridging of long spans and/or the support of superimposed loads. Members are usually arranged in a series of triangles to form a rigid framework.

Ventilation brick

A brick which has been perforated to provide an air passage for ventilating purposes.

Vermin proofing

The protection of a building against the entry of vermin, especially mice or rats, by the insertion of wire mesh.

Weepholes

Formed holes or openings placed in the perpendicular joints of a masonry wall above the level of a flashing or at the bottom of a cavity to permit the drainage of any accumulated water. Weep holes may also be installed in a retaining wall to drain water from behind the wall for relieving hydrostatic pressure.