Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

PROPERTY & TIMBER PEST REPORT AS4349.1-2007 & AS4349.3-2010

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Report Number	
Inspection Date	
Property Address	

SERVICE

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Property & Timber Pest Report comprising a Property Report & Timber Pest Report

"Client" means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

"Timber Pest Detection Consultant" means person who meets the minimum skills requirements set out in the current Australian Standard AS4349.3 Inspections of Buildings.Part3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this standard, where applicable

This Property & Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

TERMS ON WHICH THIS REPORT WAS PREPARED

PROPERTY REPORT

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Structural Damage" means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Structure" means the loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Major Defect" means defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Secondary Elements" means those parts of the building not providing loadbearing capacity to the Structure, or those nonessential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors

"Finishing Elements" means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Minor Defect" means defect other than a Major Defect.

"Serious Safety Hazard" means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" means where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests - additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests - the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

ACCEPTANCE CRITERIA The building was 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.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. A visual only inspection may be of limited use to the Client, particularly where the cause/source of a defect cannot be determined by visible inspection only. In addition to a visual inspection and in order to thoroughly inspect the Readily Accessible Areas of the property the consultant may carry out necessary non invasive tests.

2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

(i) any individual Minor Defect;

(ii) solving or providing costs for any rectification or repair work;

(iii) the structural design or adequacy of any element of construction;

(iv) detection of wood destroying insects such as termites and wood borers;

(v) the operation of fireplaces and chimneys;

(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;

(vii) lighting or energy efficiency;

(viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;

(ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;

(x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;

(xi) a review of environmental or health or biological risks such as toxic mould;

(xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;

(xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and

(xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

TIMBER PEST REPORT

The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conductive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected

"Timber Pest Attack" means Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" means tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to like, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conductive to Timber Pest Attack" means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Timber Pests" means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

(a) Chemical Delignification-the breakdown of timber through chemical action.

(b) Fungal Decay- the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.

(c) Wood Borers- wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.

(d) Termites- wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

"Tests" means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible Timbers/materials/areas showing evidence of attack was performed.

"Instrument Testing" means where appropriate the carrying out of Tests using the following techniques and instruments:

(a) electronic moisture detecting meter- an instrument used for assessing the moisture content of building elements;

(b) stethoscope- an instrument used to hear sounds made by termites within the building elements;

(c) probing- a technique where timber and other materials/areas are penetrated with sharp instrument (e.g bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and tress; and

(d) sounding- a technique where timber is tapped with a solid object.

"Subterranean Termite Management Proposal" A written proposal in accordance with Australian Standard AS3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

ACCEPTANCE CRITERIA

Unless noted in "Special conditions or instructions", the building being inspected was compared with a similar building. To the Consultants knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and weather or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt if this Report.
The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The client acknowledges:

Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.

2.The inspection only covered the Readily Accessible Areas of the Building Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include -but are not limited to- roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, sorted articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

3. The inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances, or personal possessions.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

4.The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling timbers and make inspection of the area unsafe. The inspector WILLNOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into.

5.If the property to be inspected is occupied then You should be aware that furnishings or household items may be concealing evidence of Timber Pests, which may only be revealed when the items are moved or removed. In some case the concealment may be deliberate. If You are the purchaser and not the owner of the property to be inspected then You should obtain a statement from the owner as to any timber pest activity or damage to the property known to them and what, if any, treatments have been carried out to the property. It is important to obtain copies of any paperwork issued and the details of any repairs carried out. Ideally the information obtained should be given to the inspector prior to the inspection being conducted.

6. European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. They are excluded from the inspection

7.In the case of Pre-purchase Timber Pest Inspections or Timber Pest Inspections in accord with AS 4349.3-2010 the inspection and resulting Report will be confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (rot), present on the date and time of the Inspection

8. In both cases the Inspection will not cover any other pests and the Report will not comment on them. Dry wood termites (Family: KALOTERMITIADE) and European House Borer (Hylottrupes bujulus Linnaeus) will be excluded from the inspection. If Cryptotermes brevis (West Indian Dry Wood Termite) or Hylotrupes bujulus Linnaeus are discovered, we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

9. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

10. If the inspection was limited to any particular type(s) of timber pest (e.g., subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

11. This report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g., toxic mould) or occupational, health and safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be taken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

12. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by a third party

EXCLUSIONS

This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification, or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Special Conditions

Special conditions or instructions	No

The parties

Pre-engagement inspection agreement number:	
Name of Client:	

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Address of Client:	
Client's email:	
Client's telephone number:	

SECTION A RESULTS OF INSPECTION - SUMMARY

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

PROPERTY REPORT - SUMMARY

In respect of significant items:

Evidence of Serious Safety Hazards	Yes - evidence was found
Evidence of Major Defects	Was observed
Evidence of Minor Defects	There were a few minor defects found
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:	Low

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section G "Important Notes".	Ensure all joins to the wet areas are sealed to reduce the risk of water leaks and penetration., Ensure all exposed timbers are painted/sealed to prevent the risk of deterioration

TIMBER PEST REPORT - SUMMARY

In respect of significant items:

Evidence of active (live) termites	No activity was found
Evidence of termite activity (including workings) or damage	No evidence was found
Evidence of a possible previous termite management program	No evidence was found
The next inspection to help detect any future termite attack is recommended in	12 Months
Evidence of chemical delignification damage	No evidence was found
Evidence of fungal decay activity and/or damage	Yes - evidence was found
Evidence of wood borer activity and/or damage	No evidence was found
Evidence of conditions conducive to timber pest attack	Yes
Evidence of major safety hazards	No evidence was found

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered	Low

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section G "Important Notes".	No termite management system identified

SECTION B GENERAL

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

GENERAL DESCRIPTION OF THE PROPERTY

Residential building type:	Freestanding property
Number of storeys:	Single
Approximate building age:	40 Year/s
Approximate year when the property was extended:	NA
Smoke detectors:	1 fitted but not tested
Siting of the building:	Towards the middle of a medium block
Gradient:	The land is relatively flat
Site drainage:	The site appears poorly drained
Access:	Reasonable pedestrian and vehicular access
Main utility services connected	Electricity, Sewerage, Water, Gas
Occupancy status:	Occupied and fully furnished
Orientation (to establish the way the property was viewed):	The façade of the building faces southwest
Prevailing weather conditions at the time of inspection:	Dry

PRIMARY METHOD OF CONSTRUCTION

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Main Building - floor construction	Slab on ground, Floorboards, Timber Deck
Main Building - wall construction	Cavity Brick
Main Building - roof construction	Timber framed, Pitched roof, Finished with roofing tiles
Other timber building elements	Architraves, Skirtings, Window Frames, Doors, Facia Board, Flooring, Cabinets
Additional Details	
Overall standard of construction	Reasonable
Overall quality of workmanship and materials	Reasonable
Level of maintenance	Reasonably maintained

INCOMPLETE CONSTRUCTION

Was evidence of the original construction and any alterations or additions to the building not complete in the work synonymous with the construction noted (but does not include building services)?	No evidence found

Note: This is only a general observation / comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

ACCOMMODATION AND SIGNIFICANT ANCILLIARIES

Room Type: Living Rooms	Quantity: 2
Room Type: Bedrooms	Quantity: 4
Room Type: Bathroom / Ensuite	Quantity: 2
Room Type: Kitchen	Quantity: 1
Room Type: Laundry	Quantity: 1

PARKING

Attached Garage :	Quantity: 2
Unattached Carport:	Quantity: 0

SECTION C ACCESSIBILITY

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building & Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, and are accessible by the safe use of a 3.6m ladder placed on the ground or floor level, in roof spaces where the minimum area of accessibility is not less

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry.

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Building & Site" means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

AREAS INSPECTED

The inspection covered the Readily Accessible Areas of the property	Building Interior, Building Exterior, Roof Exterior, Roof Space, Site including fences
Additional comments	+ Some parts of the roof is cathedral style with no access.

STRATA OR COMPANY TITLE PROPERTIES

Was the inspection of a strata or company title property (eg a home unit or townhouse)?	Not Applicable
Was the inspection limited to assessing the interior or exterior of a particular unit?	Not Applicable
Additional comments:	No inspection to common property as per Australian Standards. Matters in relation to common property require further investigation through body corporate. Strongly recommend clients solicitor make the necessary enquiries relating to the type of body corporate title which pertains to this property as this will have a bearing on repairs and maintenance responsibilities, before contract becoming binding.

OBSTRUCTIONS

Were there any obstructions that may conceal possible defects?	The following obstructions may conceal defects

OBSTRUCTION PHOTOS

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Showing example of landscaping and gardens

Showing example of landscaping and gardens

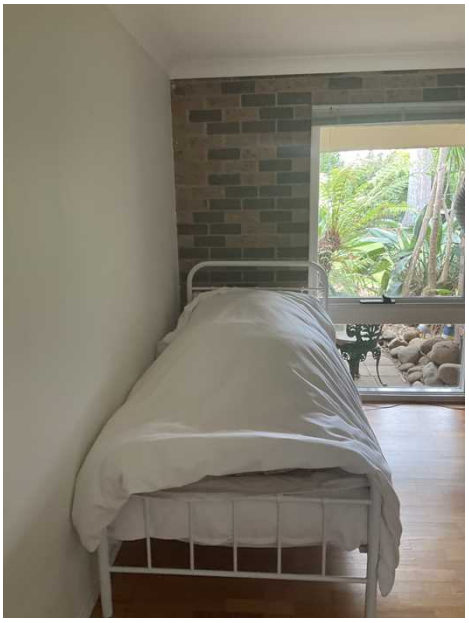
Showing example of landscaping and gardens

Showing example of insulation and AC duct to roof void space

Showing example of furniture and stored goods throughout property

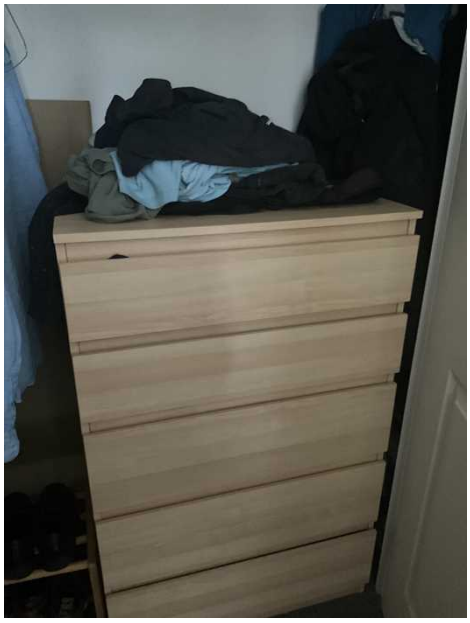
Showing example of furniture and stored goods throughout property

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au



Showing example of furniture and stored goods throughout property

Showing example of furniture and stored goods throughout property



Showing example of furniture and stored goods throughout property

INACCESSIBLE AREAS

Were there any normally accessible areas that did not permit entry?	All normally accessible areas permitted entry

UNDETECTED DEFECT RISK ASSESSMENT

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects such as structural damage, conditions conducive to structural damage, timber pest attack and conditions conducive to timber pest attack was considered:	Low

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Additional Comments:	Recommend further inspection once vacant and obstructions removed.

SECTION D PROPERTY REPORT

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this condition report, monitoring and normal maintenance must be carried out (see also Section G 'Important note')

SERIOUS SAFETY HAZARDS

As a matter of course, in the interests of safety, and inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Serious safety hazards: Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard	Yes - evidence was found + Electrical box has old wire fuses.

+ Exposed electrical wires in roof above main bathroom. Unknown if live or not. Engage electrical to cap off.

+ Example of old wire fuse box.

Recommend engage electrician to upgrade electrical fuses. Old wire fuses can be dangerous and can catch fire.

INSIDE CONDITION - MAJOR DEFECTS

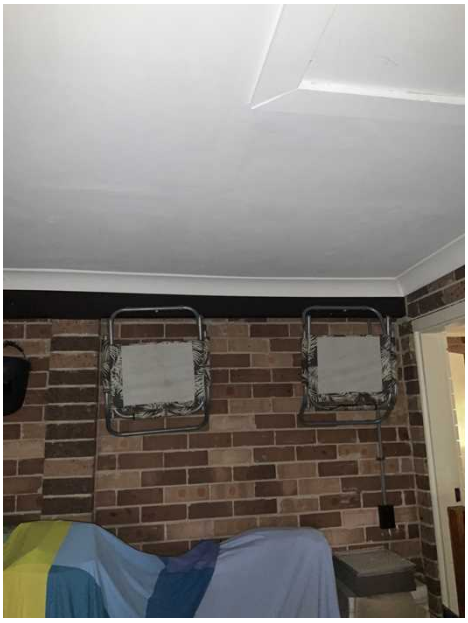
1. Ceilings	The following evidence of Major Defects was found

CEILINGS PHOTOS

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Sagging ceiling lining. Engage plasterer for repairs to prevent further deterioration., + Ceilings throughout garage are sagging and delaminating from the ceiling joist.

Will require a plasterer to refix sheets with additional fixings and reset all joints throughout entire garage ceiling.



+ Examples of the cornice delaminating from garage walks.

Engage plasterer for repairs to prevent further deterioration.

Cracking to ceiling- recommend engaging a plaster to repair/replace as required to prevent further deterioration., + Ceiling and cornice in corridor next to kitchen have substantial cracking.

Engage plaster for repairs.

May require expansion joint.

Cornices are also delaminating from the brick work.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

+ Cornices in areas of main bedroom are delaminating.

Engage plasterer for repairs .

Will require removal and reinstallation.

Generally when they are removed they cannot be salvaged.

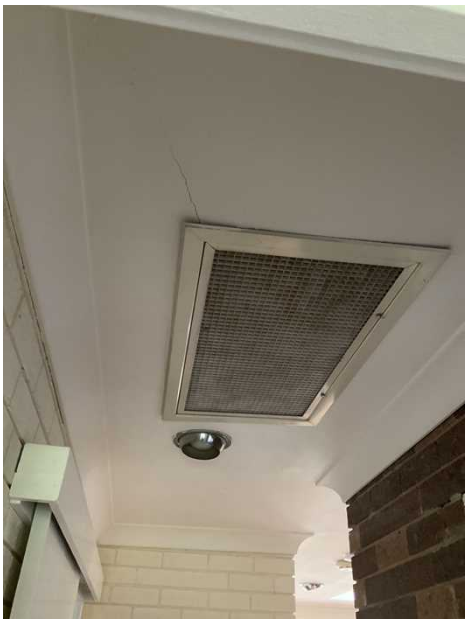
+ Cracking and delaminating to cornice and ceiling sagging to the corner of the living room.

Engage plasterer for repairs to ensure no further deterioration.

+ Examples of ceiling cracking to kitchen and dining area.

Engage plasterer for repairs to prevent further deterioration.

+ Examples of cracking to cornices in kitchen.



+ Example of ceiling sagging to corridor outside bedroom 2 and 3 and the main bath.

Cracking and substantial sagging around return air for the AC unit.

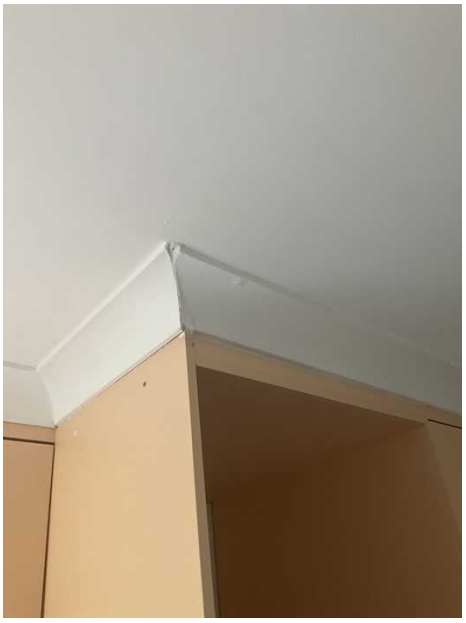
Engage plasterer for repairs to prevent further deterioration.

+ Ceiling to main bathroom seems to have substantial peeling. Perhaps from moisture issues.

Has been painted over but will require to be skim coated with plaster for a smooth finish.

More a cosmetic issue rather than a major issue.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au



+ Examples of cornices delaminating from wall.

Has been screwed on to maintain in position.

Consistent with the rest of the home with ceiling and cornice issues.

+ Example of ceiling sagging to family room.

Engage plasterer for repairs to prevent further deterioration.

2. Internal Walls	No evidence of Major Defects was found

3. Floors	No evidence of Major Defects was found

4. Internal Joinery(e.g. doors, staircase, windows and all other woodwork, etc)	No evidence of Major Defects was found

5. Built-in fittings (built in kitchen and other fittings, not including the appliances)	No evidence of Major Defects was found

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

6. Bathroom fittings	The following evidence of Major Defects was found

BATHROOM FITTINGS PHOTOS

+ High moisture reading to lower wall of ensuite.

Located to wall adjoining cupboard.

There is also minor bubbling of paint.

This is indication of moisture egress from the shower area.

Seems to be minor but likely a water proofing failure of some sort.

This will continue to deteriorate over time and will require attention from a builder for repairs.

Rusty braided hoses to the fittings. Recommend engaging a plumber to replace the hoses to reduce the risk of burst hose., + Main bathroom.

7. Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)	No evidence of Major Defects was found

8. Roof Space	The following evidence of Major Defects was found

ROOF SPACE PHOTOS

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

+ Example of ceiling sagging to garage ceiling.

Fingers fit inbetween plasterboard and ceiling joist.

As per ceiling defects engage plasterer for repairs to prevent further deterioration.

+ Example of ceiling sagging to bathroom which has had an attempt to fix with glue.

+ Ceiling joist for was cut for the installation of the return air vent for the AC. No additional support added this causing the ceiling sagging.

Engage carpenter to install additional timber support before fixing ceiling.

+ Ac unit seems redundant. Does not seem to be connected.Ducting seems isolated.

9. Sub floor	Not inspected due to construction design.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

10. External walls	No evidence of Major Defects was found

11. Windows	No evidence of Major Defects was found

12. External Doors (including patio doors)	No evidence of Major Defects was found

13. Platforms (including verandas, patios, decks and the like)	No evidence of Major Defects was found

14. External elements	The following evidence of Major Defects was found

EXTERNAL ELEMENTS PHOTOS

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

+ Some parts of the fascia are completely wood decayed but have been filled with no more gaps and painted. This one is located to the right side of the garage.

There may be more locations but have been covered with paint.

Recommend engaging a carpenter to replace and wood decayed fascia to prevent further decay.

15. External secondary and finishing elements	No evidence of Major Defects was found

16. Roof Exterior	The following evidence of Major Defects was found

ROOF EXTERIOR PHOTOS

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

+ Undulated roof. This is generally caused by the roof battens starting to sag or twist causing the tiles to look wavey. From the inside of the roof cavity the Sarking covers the roof battens and no visual inspection of roof battens is possible.

May require attention in the future. To repair this it will require removal of tiles and new roof battens installed.

+ Example of undulated roof.

+ Example of lifted tile at ridge cap.

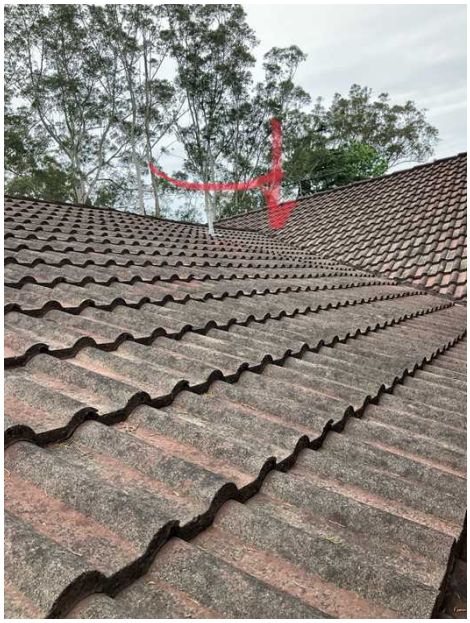
Engage roofer for repairs to ensure no water ingress.

+ Example of cracked ridge capping which has been siliconed.

Engage roofer for repairs to prevent further deterioration.

+ More examples of siliconed tiles. This is due to the tiles not sitting straight.

As previously mentioned likely to be caused by sagging tile battens.



+ The undulated roof is difficult to see with photos. This is another example.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

17. Rainwater goods	The following evidence of Major Defects was found

RAINWATER GOODS PHOTOS

Downpipe/s not connected to stormwater- recommend engaging a plumber for repairs to avoid moisture issues, + No down pipe, just over flow pipe straight into garden bed.

Storm water should always be connected straight to a storm water line to prove excess moisture to foundations and footings which can cause cracks and subsidence to the structure.

Engage roof plumber to install down pipe and connect to storm water line.

+ Storm water strip drain is sitting to high and not serving the purpose it was installed for.

Engage plumber or landscaper to recess strip drain flush or slightly lower than finished ground level to capture all surface ground water.

As it sits the surface water will penetrate into the foundation and footings.

+ Example of area that storm water drainage needs attention to ensure all storm water is directed to drain.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

+ Gutters not joined effectively. Water egress between gutters during rain.

Recommend joining both gutters and caulking joint to prevent excess water overflow.

18. The grounds	The following evidence of Major Defects was found

THE GROUNDS PHOTOS

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

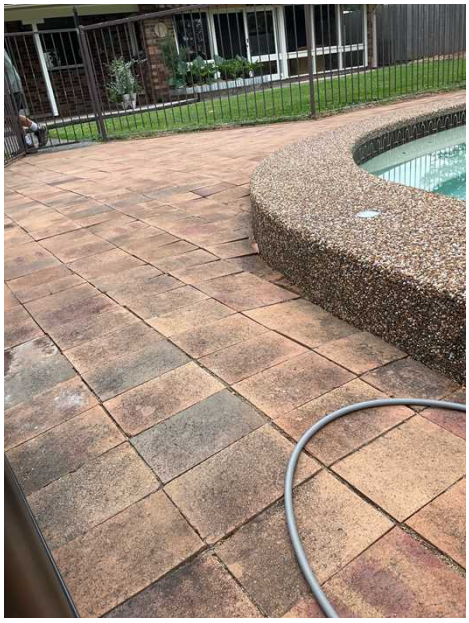
+ Rear decking area seems to be in ground contact. No termite barrier seems to be in place.

The decking boards are warped and twisted.

Engage carpenter pest control company for further advice in regard to decking.

Unevenness of the pavers. Recommend a landscaper for repairs as required to prevent personal injury to footing., + Undulated pavers is usually caused by poor surface drainage.

If surface drainage is not fixed then the pavers will continue to move and become undulated.



+ Example of undulated pavers to pool surround.

Significant cracking and unevenness to concrete slabs. Recommend engaging Builder for repair to prevent further damage.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

19. Walls and fences	The following evidence of Major Defects was found

WALLS AND FENCES PHOTOS

+ Left side brick fence engage with external brick wall of house is separated.

There seems to be no ties of the brick fence to the house.

Engage builder for advice. This will continue to seperate over time and may require replacement.

+ Example of brick fence with separation.

20. Outbuildings	No evidence of Major Defects was found

21. Minor Defects Monitoring and normal maintenance must be carried out (see also Property Report Summary). How many minor defects were noted?	There were a few found
Comments on minor defects	A few door locks need repair/replacing., A few doors need adjusting., Loose door handles. Minor damage to parts., Minor scuff marks and paint blemishes., Missing Hot/cold markings., Poorly painted/finished parts of the building., Settlement/movement cracking to internal walls. Some kitchen cabinets doors require adjustments for smooth operation., Some kitchen doors are delaminating.

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Example of door handle requiring repairs.

Example of cracked tiles to entrance area.

Example of cupboard doors requiring adjustment.

Example of paint stains and scuff marks to walks and doors.

Example of damaged AC vents

Example of broken window handle

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Example of missing hot and cold markings

Example of movement cracks to walls

Example of aged shelving to kitchen cabinets.

Example of kitchen cabinets requiring adjustment.

Example of damage to kitchen cabinets and shelves

Example of loose door handle

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

Example of leaning fence.

SECTION E TIMBER PEST REPORT

Where relevant the inspector may comment on an existing termite management program and whether it is current or expired. The inspector may also comment on the absence of any evidence of an existing termite management program. The inspector's observations of current termite management programs or otherwise does not guarantee the effectiveness of a property's existing termite treatment program. The following items were reported on in accordance with the Scope of Inspection

TIMBER PEST ATTACK

E1. Active (live) termites	No activity was found

E2. Subterranean termite management proposal	A proposal is recommended
Additional Comments	No termite management system identified

E3. Termite workings and/or damage	No evidence was found

E4. Previous termite management program	No evidence was found

E5. Frequency of future inspections. The next inspection to help determine termite attack is recommended in:	12 Months
E6. Chemical Delignification	No evidence was found

E7. Fungal decay	Yes - evidence was found

Location	Fascia Boards, Exterior surrounds - Timbers in ground contact, Garden bed timbers

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

The extent of any visible damage appears:	Moderate
Additional Comments	Recommend engaging are carpenter to repair or replace or damaged timbers to prevent further deterioration., Recommend removing all timbers in ground contact throughout the yard.

FUNGAL DECAY PHOTOS

Example of covered up wood decayed fascia

E8. Wood Borers	No evidence was found

CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

E9. Lack of adequate subfloor ventilation	Not applicable due to construction design

The report cannot and does not make comment on defects that may have been concealed: the assessment of detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. in the case that shower recess tests may be made on a shower recess to detect leaks (if water is connected).The test may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of the inspection. Consequently, no evidence of a current leak during an inspection does not necessarily mean that there is not a leak

E10. The presence of excessive moisture	Yes - evidence was found

Location	AC/Hot water tank overflows, Poor surface/site drainage, Bathroom walls
Additional Comments	AC/hot water discharge requires to be connected to drain to control excessive moisture, Engage a plumber to install additional site drainage to

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

	prevent surface ponding and damp surfaces., Engage a plumber to repair/connect gutters/downpipes to prevent excess stormwater to surface surrounds.

EXCESSIVE MOISTURE PHOTOS

High moisture reading to ensuite shower wall bedroom side.

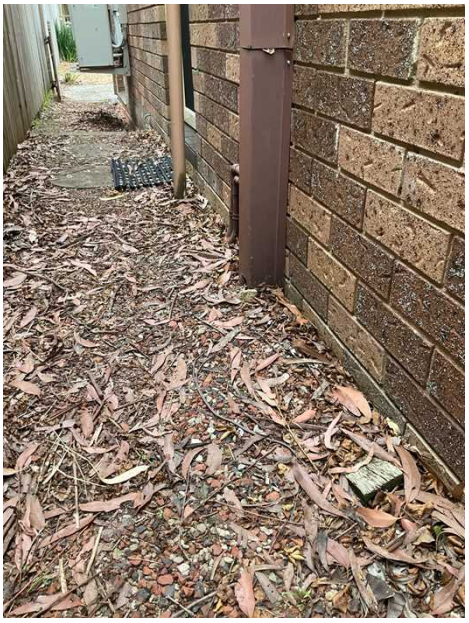
High moisture is conducive to termites.

E11. Bridging/breaching of termite barriers and inspection zones	Yes - evidence was found

Location	Exterior wall perimeters/Slab edge concealed (expose 75mm slab edge inspection zone)
Additional Comments	Arrange landscaper to clear 75mm slab edge exposure to avoid concealed termite ingress.

BRIDGING/BREACHING PHOTOS

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au



Example of no slab edge exposure.

Properties like this rely on slab edge exposure to ensure no concealed termite ingress.

Slab edge has been covered for most of the property.

The home is solid brick which is beneficial.

Example of no slab edge exposure.

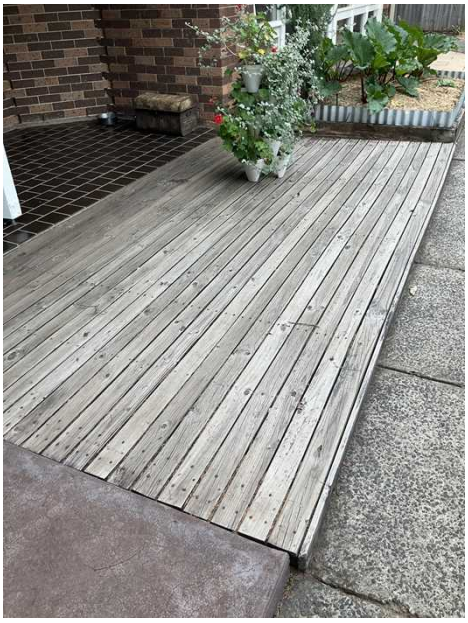
E12. Untreated or non durable timber used in a hazardous environment	No evidence was found

E13. Other conditions conducive to pest attack	Yes - evidence was found

Location	Exterior surrounds, Garden beds
Additional Comments	Landscaping timbers in ground contact- Remove timbers in ground contact which is conducive to termites., + Decking in ground contact.

OTHER CONDUCIVE CONDITIONS PHOTOS

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au



Example of decking in ground contact.

Timber in ground contact is conducive to termites.

Pending the timber used, termites could feed on decking joists.

MAOR SAFETY HAZARDS

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

Major Safety Hazards	No evidence was found

CONCLUSION

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

PROPERTY REPORT

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average
The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average
In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

TIMBER PEST REPORT

Treatment of Timber Pest Attack is required	No
In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is	Yes - Recommended
Removal of Conditions Conducive to Timber Pest Attack is necessary	Yes
Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended	12 Months

IMPORTANT NOTES

PROPERTY REPORT - IMPORTANT NOTE

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice. Ensure all joins to the wet areas are sealed to reduce the risk of water leaks and penetration. Ensure all exposed timbers are painted/sealed to prevent the risk of deterioration.

TIMBER PEST REPORT - RISK MANAGEMENT OPTIONS

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high-risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conductive to timber pest attack.

To help minimise the risk of any future loss, the client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Recommend exposing a minimum of 75mm under weep holes

Recommend installing a chemical barrier immediately

Recommend contacting the termite management system installer to check if the installed system is still warranted. If it is not, recommend installing a chemical barrier immediately.

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian standard AS 3660. This may include the instillation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and that thorough regular inspections of the building are necessary.

ADDITIONAL COMMENTS	
ADDITIONAL INSPECTIONS RECOMMENDED	Electrical, Plumbing, Appliance Inspection, Air Conditioning

ANNEXURES TO THIS REPORT

Annexures to this report	No annexures to this report

CERTIFICATION

Clear View Property Inspections
Suite 1A-59 Level 2
802-808 Pacific Highway GORDON 2072
P: 02 8329 7997
E: admin@cvpi.com.au
W: clearviewpropertyinspections.com.au

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' & Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Inspector Name:	Robert Taboas
Licence Number:	Builders Licence 211725C Pest Management Licence 5074237
Inspector Phone:	
Inspector Email	
Authorised Signatory:	
Date of Issue:	