

PRE PURCHASE BUILDING INSPECTION

35 Elise Drive, Dodges Ferry TAS 7173

22nd December, 2025



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INSPECTION DETAILS

Inspection Weather	Partly Cloudy 
Inspection Address	35 Elise Drive, Dodges Ferry TAS 7173
Inspection Date	22nd December, 2025
Start Time	3:24 PM
Client Name	Example
Client Email	admin@swellbuildinginspections.com.au
Client Phone	0430 270 202

INSPECTOR

Inspector Name	Andrew Story
Inspector Company	Swell Building Inspections
Inspector Email	admin@swellbuildinginspections.com.au
Inspector Company Phone	0430 270 202

DEFECT SUMMARY

External Structures		
External Stairs	p. 8	Safety Hazard
Roof Space		
Roof Cladding	p. 11	Minor Defect
Floor Space		
Floor Moisture	p. 16	Minor Defect
Kitchen/Dining		
Kitchen		
Door	p. 24	Maintenance Item
Wet Areas		
Bathroom		
Floor Moisture	p. 26	Minor Defect
Structural Defects		
Gaps Around Windows	p. 29	Minor Defect
Dampness In Floor	p. 31	Minor Defect

BUILDING & STRUCTURES

Building Classification

Classification of building

Residential

Type Of Building

Type of building inspected

House

Storeys

How many storeys is the property

Single Storey

Site Orientation

The direction the site falls from

North

Building Structure

Materials used for building structure

Brick Veneer, Timber Frame

External Finish

External finish of the building

Brick

Windows

Window frame construction materials

Aluminium

Door Frames

Door frame construction materials

Timber, Aluminium

Doors

Door construction materials

Timber, Aluminium, Glass

SITE SERVICES

Water Supply

Property water supply Town

Water Tanks

Water Tanks No

Sewerage Connection

Type of sewerage connection Town

Stormwater

Type of stormwater drainage Street

Stormwater Pits

Does the property have stormwater pits No

Power Connection

Type of power connection Underground

Phone Connection

Type of phone line connection Underground

Gas Supply

Type of gas supply None

Hot Water

Type of hot water system Electric

Hot Water Unit

Location of hot water unit External

Heating

Type of heating Electric

Air Conditioner / Heat Pump

Type of air conditioner Wall

Air Conditioner / Heat Pump - Continued

Air Conditioning Operation

Operational

Air Conditioning Unit

Where accessible, the air conditioning unit was operated using the standard controls to confirm that it powers on and appears to operate. This basic function check is conducted **for client information purposes only**. It does **not** constitute a full assessment of the system's performance, condition, or compliance, and should not be relied upon as a substitute for a detailed inspection by a licensed air conditioning technician.

Smoke Alarm

Smoke Alarm

Yes

Smoke Alarm Test

Responded

Note: Accessible smoke alarms are tested on the day of inspection using the test button or built-in test mechanism. This check is conducted for client information purposes only and does **not** constitute a formal compliance or safety test. For full assurance, smoke alarms should be tested and maintained in accordance with relevant Australian standards and local regulations by a licensed professional.

Site Drainage

Quality of site drainage

Good

EXTERNAL STRUCTURES

Northern Perimeter Fence

Status at time of inspection

Not Applicable

Southern Perimeter Fence

Southern perimeter fence construction material

Timber

Status at time of inspection

Satisfactory

Eastern Perimeter Fence

Eastern perimeter fence construction material

Timber

Status at time of inspection

Satisfactory

Western Perimeter Fence

Western perimeter fence construction material

Timber

Status at time of inspection

Satisfactory

Dividing Fences

Dividing fences construction materials

Timber

Status at time of inspection

Satisfactory

Gates

Gates construction materials

Timber

Status at time of inspection

Satisfactory

External Stairs

External stairs construction materials

Concrete

Status at time of inspection

Safety Hazard

No step is provided at the rear sliding door, resulting in a significant height differential between the internal floor and external ground level, which poses a trip hazard and impedes safe access and egress at this entrance.

Recommendations:

- Install an appropriately sized and securely fixed external step to bridge the height difference at the rear sliding door.

External Stairs - Continued

- Ensure the new step provides a non-slip surface and complies with typical step dimensions for safe usage.

Estimated cost \$1200



Hand Rails

Hand rails construction materials

Steel

Status at time of inspection

Satisfactory

Balustrades

Balustrades construction materials

Steel

Status at time of inspection

Satisfactory

Retaining Walls

Retaining walls construction materials

Rock

Status at time of inspection

Satisfactory

Driveways

Driveways construction materials

Concrete

Driveways - Continued

Status at time of inspection

Satisfactory

Paths

Paths construction materials

Concrete, Paving

Status at time of inspection

Satisfactory

ROOF SPACE

Accessibility

Was the roof space accessible at time of inspection

Accessible

Roof Type

Type of roof

Pitched

Roof Frames

Roof frame construction

Timber

Roof Cladding

Roof cladding materials

Tiles

Status of roof cladding at time of inspection

Minor Defect

Three cracked roof tiles were identified, which compromise the weatherproofing of the roof cladding and may lead to water ingress.

Recommendations:

Engage a qualified roofing contractor to replace or repair the cracked tiles promptly.

Inspect adjacent tiles for additional damage or weaknesses.

Monitor the affected area for signs of water penetration following remedial works.

Estimated cost \$300

Roof Cladding - Continued



Fascia	
Construction materials	Metal
Status of fascia at time of inspection	Satisfactory

Eaves	
Construction materials	Sheet
Status of Eaves at time of inspection	Satisfactory

Posts	
Construction materials	Timber
Status of posts at time of inspection	Satisfactory

Roof Structure	
Status of roof structure at time of inspection	Satisfactory

Roof Movement	
Status of roof movement at time of inspection	Satisfactory

Roof Repairs	
Status of roof repairs at time of inspection	Satisfactory

Roof Cappings	
Status of roof cappings at time of inspection	Satisfactory

Roof Flashings	
Status of roof flashings at time of inspection	Satisfactory

Roof Guttering	
Status of roof guttering at time of inspection	Satisfactory

Downpipes	
Status of downpipes at time of inspection	Satisfactory

Barge Boards	
Status of barge boards at time of inspection	Not Applicable

Gable Ends

Status of gable ends at time of inspection

Not Applicable

Skylights

Status of skylights at time of inspection

Not Applicable

Flues & Chimney Flashing

Status of flues and chimney flashing at time of inspection

Not Applicable

Plumbing

Note: Plumbing inspection not conducted by a licensed plumber. A visual inspection only was carried out to check for visible leaks or obvious defects in workmanship. No testing of plumbing systems or fixtures was undertaken.

Electrical

Note: Electrical inspection not conducted by a licensed electrician. A visual inspection only was carried out to identify any obvious safety hazards or defects in workmanship. No testing of electrical systems or components was undertaken.

FLOOR SPACE

Note: If applicable, all timber floors have movement which can cause the squeaking of floor boards. This can be addressed by re-screwing to the floor joists at a later stage when the floor coverings have been taken up.

Accessibility

Floor space accessible at the time of inspection

Accessible

Footings

Footing Types

Strip, Pier

Wet Areas

Wet areas construction materials

Vinyl

Ventilation

Quality of ventilation

Good

Air Flow

Quality of air flow

Limited

Floor Vents

Floor vents type

Weep holes

Status of floor vents at time of inspection

Satisfactory

Ground Moisture

Ground moisture rating at time of inspection

Low

Status of ground moisture at time of the inspection

Satisfactory

Floor Structure

Floor structure construction materials

Timber

Status of floor structure at time of inspection

Satisfactory

Floor Stumps

Floor structure construction materials

Brick

Status of floor stumps at time of inspection

Satisfactory

Floor Framing

Floor structure construction materials

Timber

Status of floor framing at time of inspection

Satisfactory

Floor Moisture

Status of floor moisture at time of inspection

Minor Defect

Recent repairs to the moisture-stained area beneath the shower exhibit inadequate workmanship, with persistent high moisture detected under and above the new sheeting and no visible waterproofing membrane at the shower waste, increasing the risk of ongoing water ingress and concealed structural damage to floor elements. Moisture levels to moisture stained original flooring material outside shower area is satisfactory at time of inspection.

Recommendations:

- Engage a licensed builder / contractor to assess and rectify the affected area, ensuring proper installation of an appropriate waterproofing membrane.
- Remove and replace any compromised flooring materials to prevent further moisture-related deterioration.
- Conduct follow-up moisture testing after remedial works to confirm the effectiveness of repairs and absence of residual dampness.

Estimated cost \$10,000 - appropriate isolated repair to enclosed shower with a deemed to satisfy waterproofing to shower area.



Floor Moisture - Continued



Floor Movement

Status of floor movement at time of inspection

Satisfactory

Timber Flooring

Status of timber flooring at time of inspection

Not Applicable

Pest

Visual evidence of pest

No

Insulation

Insulation

No

Subfloor Insulation: It is common for older homes to have no subfloor insulation, as it was not a standard requirement at the time of construction. The absence of insulation in these areas is not considered a defect. This observation is provided for information purposes only, to assist the client in understanding the current condition of the property and to aid in any future decisions regarding energy efficiency improvements.

Plumbing

Plumbing

Satisfactory

Note: Plumbing inspection not conducted by a licensed plumber. A visual inspection only was carried out to check for visible leaks or obvious defects in workmanship. No testing of plumbing systems or fixtures was undertaken.

Electrical

Electrical

Satisfactory

Note: Electrical inspection not conducted by a licensed electrician. A visual inspection only was carried out to identify any obvious safety hazards or defects in workmanship. No testing of electrical systems or components was undertaken.

INTERNAL ROOMS

Note: Electrical inspection not conducted by a licensed electrician. A visual inspection only was carried out to identify any obvious safety hazards or defects in workmanship. No testing of electrical systems or components was undertaken beyond their expected and intended use.

Furnished	
Property furnished at time of inspection	Yes
Occupancy Status	
The occupancy status at the time of inspection	Occupied
Wall Frames	
Wall frames construction materials	Timber
Wall Linings	
Wall linings construction materials	Plaster
Ceiling Linings	
Ceiling linings construction materials	Plaster
Joinery	
Joinery present in building	Built-In Robes, Kitchens

Bedroom 1



Bedroom 2



Bedroom 3



S	Satisfactory	NA	Not Applicable
SH	Safety Hazard	MD1	Minor Defect
MD2	Major Defect	DC	Defect Concealment
MI	Maintenance Item		

	Hallway	Lounge	Bedroom 1	Bedroom 2	Bedroom 3
Floor Structure	S	S	S	S	S
Floor Movement	S	S	S	S	S
Floor Moisture	S	S	S	S	S
Floor Tiles and Grout	NA	NA	NA	NA	NA
Wall Structure	S	S	S	S	S
Wall Movement	S	S	S	S	S
Wall Moisture	S	S	S	S	S
Wall Linings	S	S	S	S	S
Architraves	S	S	S	S	S

	Hallway	Lounge	Bedroom 1	Bedroom 2	Bedroom 3
Skirtings	S	S	S	S	S
Wall Damage	S	S	S	S	S
Wall Cracks	S	S	S	S	S
Wall Paint	S	S	S	S	S
Wall Tiles and Grout	NA	NA	NA	NA	NA
Ceiling Structure	S	S	S	S	S
Ceiling Movement	S	S	S	S	S
Ceiling Moisture	S	S	S	S	S
Ceiling Linings	S	S	S	S	S
Ceiling Damage	S	S	S	S	S
Ceiling Cracks	S	S	S	S	S
Ceiling Sagging	S	S	S	S	S
Ceiling Nails Popping	S	S	S	S	S
Cornice Cracking	S	S	S	S	S
Ceiling Paint	S	S	S	S	S
Door Frames	S	S	S	S	S
Doors	S	S	S	S	S
Door Hardware	S	S	S	S	S
Windows	NA	S	S	S	S
Built In Robes	NA	NA	S	NA	S
Floor Coverings	S	S	S	S	S
Lighting and Electrical Switches	S	S	S	S	S

KITCHEN/DINING

Note: Plumbing inspection not conducted by a licensed plumber. A visual inspection only was carried out to check for visible leaks or obvious defects in workmanship. No testing of plumbing systems or fixtures was undertaken beyond their expected and intended use.

Note: Electrical inspection not conducted by a licensed electrician. A visual inspection only was carried out to identify any obvious safety hazards or defects in workmanship. No testing of electrical systems or components was undertaken beyond their expected and intended use.

S Satisfactory	NA Not Applicable
SH Safety Hazard	MD1 Minor Defect
MD2 Major Defect	DC Defect Concealment
MI Maintenance Item	

	Kitchen
Floor Structure	S
Floor Movement	S
Floor Moisture	S
Floor Tiles and Grout	NA
Wall Structure	S
Wall Movement	S
Wall Moisture	S
Wall Linings	S
Wall Damage	S
Wall Cracks	S
Wall Paint	S
Wall Tiles and Grout	S
Wall Ventilation	S
Ceiling Ventilation	S
Ceiling Structure	S
Ceiling Movement	S
Ceiling Moisture	S
Ceiling Linings	S

	Kitchen
Ceiling Damage	S
Ceiling Cracks	S
Ceiling Sagging	S
Ceiling Nails Popping	S
Cornice Cracking	S
Ceiling Paint	S
Door Frames	S
Door	MI
Door Hardware	S
Windows	S
Cupboards	S
Benchtop	S
Benchtop/Splashback Seal	S
Splashbacks	S
Doors	S
Overheads	S
Pantry	S
Drainage	S
Taps/Spouts	S
Sinks	S
Floor Coverings	S
Lighting and Electrical Appliances	S

Kitchen: Door

Maintenance Item

The sliding cavity door in the kitchen has become disengaged from the top rail, which compromises door operation and functionality within the area.

Recommendations:

- Engage a qualified tradesperson to realign and secure the door to the top rail.



WET AREAS

Note: Plumbing inspection not conducted by a licensed plumber. A visual inspection only was carried out to check for visible leaks or obvious defects in workmanship. No testing of plumbing systems or fixtures was undertaken beyond their expected and intended use.

Note: Electrical inspection not conducted by a licensed electrician. A visual inspection only was carried out to identify any obvious safety hazards or defects in workmanship. No testing of electrical systems or components was undertaken beyond their expected and intended use.

S Satisfactory	NA Not Applicable
SH Safety Hazard	MD1 Minor Defect
MD2 Major Defect	DC Defect Concealment
MI Maintenance Item	

	Bathroom	Toilet	Laundry
Floor Structure	S	S	S
Floor Movement	S	S	S
Floor Moisture	MD1	S	S
Floor Tiles and Grout	NA	NA	NA
Wall Structure	S	S	S
Wall Movement	S	S	S
Wall Moisture	S	S	S
Wall Linings	S	S	S
Wall Damage	S	S	S
Wall Cracks	S	S	S
Wall Paint	S	S	S
Wall Tiles and Grout	S	NA	S
Wall Ventilation	S	S	S
Ceiling Ventilation	S	S	S
Ceiling Structure	S	S	S
Ceiling Movement	S	S	S
Ceiling Moisture	S	S	S
Ceiling Linings	S	S	S

	Bathroom	Toilet	Laundry
Ceiling Damage	S	S	S
Ceiling Cracks	S	S	S
Ceiling Sagging	S	S	S
Ceiling Nails Popping	S	S	S
Cornice Cracking	S	S	S
Ceiling Paint	S	S	S
Door Frames	S	S	S
Doors	S	S	S
Door Hardware	S	S	S
Windows	S	S	S
Shower Base	S	NA	NA
Shower Silicon / Sealant	S	NA	NA
Shower Screen	S	NA	NA
Bath/Spa	S	NA	NA
Vanity Unit / Sink	S	NA	NA
Laundry Trough / Sink	NA	NA	S
Toilet	NA	S	NA
Plumbing	S	S	S
Electrical	S	S	S
Cabinetry	NA	NA	S

Bathroom: Floor Moisture

Minor Defect

- High moisture levels observed outside shower area. See subfloor moisture notes.



Toilet: Floor Moisture

Satisfactory



STRUCTURAL DEFECTS

Movement Cracks – External Brickwork, External Wall Linings, Internal Walls and Ceiling Linings, including Cornices

- Movement cracks come with the age of the building and it's structural integrity that can cause major, minor or hair line cracks throughout the building.
- Major cracks will be identified under this report and will need further investigation into the structural integrity of the building.
- Minor and hair line cracks come with the age of the building, they are of no real concern but can be repaired at some stage.

Timber Floors

All timber floors will have movement, it comes with the age of the building and can cause squeaking and movement in the timber floor and the frame work. This can be addressed at some stage by screwing the existing timber flooring down to the timber floor joists.

Windows

- All timber and aluminum windows will need ongoing maintenance.

Doors and Latches

- All doors will need ongoing maintenance due to the building moving over the years.

Note: A visual makeover can consist of repairs that have been carried out on the property to cover up defects.

Visible Evidence Of Makeover

Is there evidence of a makeover

Yes

- Internal paint.
- Shower floor repair.

Cracks In Brickwork

Cracks in brickwork identified at time of inspection

No

Status of cracks in brickwork

Satisfactory

Gaps Around Windows

Gaps around windows identified at time of inspection

Yes

Status of gaps around windows

Minor Defect

A significant gap is present along the left side of the sliding door, which may allow water ingress and potential pest entry, compromising weatherproofing.

Recommendations:

Gaps Around Windows - Continued

- Seal the gap using appropriate weatherstripping, flashing and caulking to restore an effective barrier against external elements.

Estimated cost \$450



Internal Wall Linings

Status of internal wall linings

Satisfactory

External Wall Linings

Status of external wall linings

Satisfactory

Internal Wall Structure

Status of internal wall structure

Satisfactory

External Wall Structure

Status of external wall structure

Satisfactory

Dampness In Internal Walls

Status of dampness in internal walls

Satisfactory

Dampness In External Walls

Status of dampness in external walls

Satisfactory

Dampness In Floor

Status of dampness in roof

Minor Defect

- See subfloor notes.

Dampness In Ceiling

Status of dampness in ceiling

Satisfactory

Dampness In Roof

Status of dampness in roof

Satisfactory

Internal Wall Movement

Status of internal wall movement

Satisfactory

External Wall Movement

Status of external wall movement

Satisfactory

Floor Structure

Status of floor structure

Satisfactory

Floor Movement

Status of floor movement

Satisfactory

Roof Structure

Status of roof structure

Satisfactory

Internal Roof Movement

Status of internal roof movement

Satisfactory

External Roof Movement

Status of external roof structure

Satisfactory

Ceiling Structure

Status of ceiling structure

Satisfactory

Ceiling Linings

Status ceiling linings

Satisfactory

Ceiling Movement

Status of ceiling movement

Satisfactory

Roof Support Beams

Status of support beams

Satisfactory

Posts

Status of posts

Not Applicable

Internal Painting

Status of internal painting

Satisfactory

External Painting

Status of external painting

Satisfactory

Internal Stairs & Handrails

Status of internal stairs & handrails

Not Applicable

External Stairs & Handrails

Status of external stairs & handrails

Satisfactory

REPORT SUMMARY

The property is considered to have a generally sound structure and foundations. Overall, it is a well-presented home that appears to have been maintained to a reasonable standard.

Not with standing the above, repairs to the shower area are recommended as a priority to prevent further deterioration or moisture-related damage.

In addition, installation of a rear step is recommended to improve safety and reduce the risk of injury.

TOTAL ESTIMATED COSTS = \$11,950

I certify that the defects found in this building inspection report will cost no less than \$11,950 to repair.

THANK YOU

Thank you for choosing us for your inspection needs. We appreciate your trust in our services.

Should you have any questions or require clarification regarding this report, please don't hesitate to reach out to your inspector.



Andrew Story

Swell Building Inspections

0430 270 202

admin@swellbuildinginspections.com.au

INSPECTION TERMS & CONDITIONS

THIS IS A VISUAL INSPECTION ONLY in accordance with **Australian Standards Requirements**.

Inspector/Our/Us/We, means the company, partnership or individual named in the inspector details section of this report that you have requested to carry out the property inspection and report.

Client/You/Your, means the party identified on the client details section of this agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of inspection.

The inspection **DOES NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions.

The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed.

The inspector **DOES NOT** dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood 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 the case of Strata type properties only the interior of the unit is inspected.

Ability to carry out a full inspection was limited by variable access depending on the amount of furniture and personal items positioned throughout the house and other structures at the time of inspection.

SCOPE OF REPORT

The scope of this inspection complies with the requirements of the Australian Standard (AS 4349.0-2007). To provide advice to you regarding the condition of the property at the time of inspection.

The inspection comprises of a visual assessment of the property to identify major defects, safety hazards and significant maintenance issues present 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 not required in an inspection report in accordance with this Standard. If an estimate is provided it is merely an opinion of possible costs that may be encountered and is not a guarantee or quotation for rectification work. The inspector accepts no liability for any estimates provided.

GENERAL SUMMARY

Any person who relies upon the contents of this report does so acknowledging the scope and limitations of the inspection which forms an integral part of the report. Before you decide to act upon this report you should read and understand all of the information contained herein.

It will help to 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. 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 report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future, nor does it include inspections of the building plans and specifications at your local council or shire.

A Standard Property Inspection Report only deals with the detection or non detection of Structural Damage, Conditions Conducive to Structural Damage and any Significant Defect in the general condition of Secondary Elements and Finishing

Elements of construction discernible at the time of inspection, with or without ancillary testing. All other reports are special-purpose inspection reports.

In the case of Strata and Company Title properties, the inspection is limited to the interior and immediate exterior of the particular unit/s being inspected. The complete inspection of other common property areas would be the subject of a special-purpose inspection report which is adequately specified.

DEFINITIONS

- **Access hole (cover)** - Hole cut in flooring or other part of a structure to allow for entry to carry out an inspection.
- **Accessible area** - Area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.
- **Client** - Person or other entity for whom the inspection is being carried out.
- **Fungal decay** - Loss of strength due to destruction of cellulose and or lignin by wood decay fungi. NOTE: Fungal decay is commonly but incorrectly called 'wet rot' and 'dry rot'.
- **Inspection** - Close and careful scrutiny of an item carried out in order to arrive at a reliable conclusion as to the condition of an item.
- **Limitation** - Factor that prevents full achievement of the purpose of the inspection.
- **Major safety hazard** - An object or physical situation with a potential for causing harm to life or health of persons.
- **Mould** - A type of fungus that does not structurally damage wood.
- **Non-invasive inspection** - Visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment as described in this Standard.
- **Property** - Allotment, including improvements and all timber structures such as buildings, patios, decking, landscaping, retaining walls, fences and bridges.
- **Site** - Area within the property boundaries and within 30 meters of the nominated building.
- **Subfloor space** - That part of a building between the soil and the ground floor level.
- **Inspector** - Person or organization responsible for carrying out the inspection
- **Structural Cracking/Movement** - Major (full depth) cracking forming in primary elements resulting from differential movement between or within the elements of construction, such as foundations, footing, floors, walls and rooves.
- **Deformation** - An abnormal change of shape of primary elements resulting from the application of load(s)
- **Dampness** - The presence of moisture within the building which is causing consequential damage to primary elements.
- **Damage** - The building material or item has deteriorated or is not fit for its designed purpose
- **Distortion, Warping, Twisting** - The item has moved out of shape or moved from its position.
- **Water Penetration, Dampness** - Moisture has gained access to unplanned and/or unacceptable areas.
- **Maintenance Item** - A component or aspect of the property that is functioning as intended at the time of inspection and/or requires attention to ensure it continues to perform effectively and does not deteriorate prematurely. It is identified as a maintenance item due to expected wear and tear consistent with the property's age and normal use.
- **Material Deterioration** - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.
- **Major Defect** - Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
- **Minor Defect** - Any defect other than what is described as a major defect.
- **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 (rot) wood borers (borers) and termites (white ants).

- **Conditions Conducive to Structural Damage** - Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.
- **Structure** - The load bearing part of the building, comprising the Primary Elements.
- **Significant Defect** - A matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification.
- **Primary Elements** - Parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, and load bearing 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.
- **Secondary Elements** - Parts of the building not providing load bearing 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-load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.
- **Finishing Elements** - 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.
- **Readily Accessible Areas** - Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600mm high by 600mm wide and subfloor spaces where the minimum area of accessibility is not less than 400mm high by 600mm wide, providing the spaces or areas permit entry OR, where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length.
- **Dampness Tests** - Instrument testing using an electronic Moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- **Physical Tests** - The following physical actions undertaken by the inspector; opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses and the tapping of tiles and wall plaster.

LIMITATIONS

1. The Inspector shall not be liable for failure to perform any duty or obligation that the inspector may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, accident, or any cause outside the reasonable control of the inspector.
2. This Inspection 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.
3. This Inspection Report does **NOT** include the inspection and assessment of items or matters that do not fall within the inspector's direct expertise.
4. The inspection only covers 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 fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders' debris, vegetation, pavements or earth.
5. Australian Standard Inspection of Buildings AS 4349.0-2007 recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

1. Inspection for Timber Pest Activity was **NOT** carried out in this report. An inspection in accordance with AS 4349.3-2010 (Timber Pest Inspection) is recommended by a fully qualified, licensed and insured Timber Pest Inspector.
2. Inspection for mould was **NOT** carried out at the property and no report is provided on this subject.
3. Inspection for Magnesite flooring was **NOT** carried out at the property. We advise the client to follow up any questions of concern to ascertain the presence of Magnesite flooring.
4. Inspection for asbestos was **NOT** carried out at the property, the report will **NOT** outline the absence or presence of asbestos.

EXPECTED PERFORMANCE

It is not possible to test the expected performance of the storm water drains or roof drainage, guttering systems, capping or roof leaks during normal, dry conditions.

The inspector cannot assess or examine the condition of storm water drainage, gutters, joins or sewer pipes for blockages or obstructions or breaks 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 of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak).

As such, the inspector cannot comment on their condition or performance and therefore can take no responsibility or liability in this regard. Flashings, especially in older homes, should be carefully monitored for performance and replaced rather than repaired.

EXCLUSIONS

In accordance with Australian Standard AS 4349.1-2007 (Appendix D) a Standard Property Inspection Report does not cover or deal with:

- Any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification.
- Solving or providing costs for any rectification or repair work.
- The structural design or adequacy of any element of construction.
- Footings; concealed damp-proof course; electrical installations; smoke detectors and residual current devices plumbing; drainage; gas-fittings; air-conditioning; garage door opening mechanisms; alarm systems; intercom systems; soft floor coverings including carpet and lino; paint coatings (interior) and hazards
- Areas concealed by wall linings or cladding, landscaping, rubbish, floor coverings, furniture, pictures, appliances and stored items, insulation, masonry or any other obstructions to visual inspection.
- The operation of fireplaces and chimneys
- Any services including building, engineering (electronic), fire and smoke detection or mechanical
- Any swimming pools and associated pool equipment or spa baths and spa equipment or the like
- Any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems
- A review of Occupational Health & Safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing.
- Whether the building complies with the provisions of any Building Act, Code, Regulation or By-laws; and
- Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or is flood prone.
- Any other items listed in AS 4349.1-2007 Appendix D that have not been explicitly listed above.

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.

ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Reasonable access shall be determined in accordance with the provisions of Australian Standards AS4349.1-2007 3.2.2 Safe and Reasonable Access.

The inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpet and wooden floorboards), furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

In the case of Strata and Company Title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

The inspector did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

In inspecting the roof space of any pitched roof there was no inspection of areas where accessibility was less than 600mm high by 600mm wide, but includes areas at the eaves of accessible roof spaces that are within the inspector's unobstructed line of sight and within arm's length from a point with conforming clearance, i.e. 600mm high by 600mm wide.

Bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 400mm by 500mm sized access manhole.

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects which may only be revealed when the obstructions are moved or removed.

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstruction may be concealing evidence of damage or faults which may only be revealed when the obstructions are moved or removed.

Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 600 mm x 500 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 500 mm, Australian Standard 3660 recommends that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

DISCLAIMER

This report is provided for the sole use of you, the Client named on the report, and for the purpose of a pre-purchase inspection report. 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 which releases Swell Building Inspections of any counter issues or recourse made by third parties.

Where verbal advice is given Swell Building Inspections shall not be held responsible for any matters whatsoever should the Applicant/s misconstrue and/or fail to understand such advice given at any time during the client/business dealings.

Please note that all responsibility and liability rests with you (the client), to satisfy yourself of the structural soundness and value of the dwelling you are considering for purchase. No liability will be accepted by Company Name for any error, negligence, omission or defect contained in this report whether such claim is for breach of contract or for negligence or a claim based on any other liability.

Insofar as permitted by law and without limiting the foregoing, any liability for compensation shall be limited to a full or partial refund of the fee paid for this pre-purchase inspection report and no claim shall be accepted for any loss or damage whatsoever including (without limitation) any claim for the cost of repair or rectification, loss of value, or any consequential loss of any nature whatsoever.

COMPLAINTS PROCESS

1. If the client is dissatisfied with this Report, the client must give Swell Building Inspections written notice specifying the matters about which the client is dissatisfied before taking any remedial action
2. within 28 days of giving the notice, the client and Swell Building Inspections shall meet to attempt to resolve the matters;
3. if, at the expiration of 28 days from the giving of the notice, any dispute, controversy or claim arising out of the matters shall remain unresolved, the matters shall be the subject of a mediation to be conducted by a mediator appointed by agreement between the client and Swell Building Inspections or appointed by the Department of Fair Trading, with the cost of such mediation shared equally by both parties;
4. The decision by the Department of Fair Trading shall be binding and neither further claims nor disputes shall be entered into.