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O'Connors Property Reports

Pre Purchase Inspection Specialists

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Pre-Purchase Building Report

13 West Street,

Bexley

Reference: 290001

12 February 2009

Our Reference : 290310

Your Reference:

13 West Street, Bexley

Pre-Purchase Inspection - Residential Building Report

prepared in accord with AS4349.1 - 2007

Inspector	: Laurie Pynenburg (BL 42943) Mobile: 0418 422 154
	O'Connors Building Consultants Pty Ltd (Building Consultancy Licence BC1117)
Agreement	: 290310
	Date : 9th February 2009
Inspection Date	: 11th February 2009
	Time: 9:00AM
Weather	: Overcast
	Recent Weather: Wet and Dry periods
Occupied	: The building was occupied at the time of inspection.
Report Purpose	: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.
Scope	: The Building and the property within 30m of the building subject to inspection. The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. Please refer to the Scope and Limitations at the end of this report.

Summary

This is a 3 bedroom and study, two bathroom, single storey house.

The building is constructed of brick veneer. The roof is pitched and has been covered with concrete tiles. Windows are timber awning (top hung). Doors are timber.

The building is about 30 years old. In this inspector's opinion the building is affected by a Low incidence of Major Defects and a About Average incidence of Minor Defects.

The overall condition of the building in comparison with the average condition of reasonably well maintained buildings of about the same age is considered to be About Average

This is an overall appraisal and cannot be relied on its own. Read this report in its entirety.

Should you have any difficulty understanding anything in this report, you should contact the inspector and have the matter explained to you, prior to acting on the report. If you think any further explanation appears to contradict any material in the report, you must ask for written clarification.

13 West Street, Bexley
11th February 2009

As required by Australian Standard 4349.1-2007, we have inspected and accessed all areas outlined in Section 3.2 – Areas To Be Inspected (subject to inaccessible areas noted in this report).

Areas Not Inspected

Australian Standard AS4349.1 requires that all accessible areas of a building be inspected. Our inspection may have been limited by legal or physical factors. We recommend the following areas be inspected prior to purchase in order the full requirements of the Standard are met for an inspection of this building.

External Roof

The roof was inspected from a ladder.

Specialist Inspections and Reports

As4349.1 – 2007 requires the inspector make recommendations in respect of further inspection by a specialist inspector where applicable. With unlimited funds it is possible to have a detailed inspection of almost any aspect of a building. We have indicated specialist inspections which in this inspectors opinion should particularly be undertaken prior to any purchase.

X	Timber Pest		Air Conditioning		Council Documents and Plans
	Structural Engineer		Mechanical Services		Durability of Exposed Surfaces
	Geotechnical Engineer		Garage Door Mechanical		Asbestos
	Alarm/Intercom/Data Systems		Appliances		Fire/Chimney
	Fire Safety Services		Mould		Gas Services
	Swimming Pool		Hydraulics		Estimating Report
	Electrical Services		Drainage and Sewerage		
	Plumbing Services		Hazards		

Acceptance Criteria - What is an Acceptable Standard?

The building is 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.

Major Defects:

Observed major defects are identified in this report. A major defect is defined as a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, material loss of utility or further deterioration of the property.

Minor Defects:

The overall extent of minor defects is reflected in the inspector's conclusion but individual minor defects are not subject to detailed report except where they arise from a major defect.

13 West Street, Bexley

11th February 2009

Repair Schedule

AS4349.1 – 2007 states a Pre-Purchase Building Inspection report should NOT contain any assessment of the cost of rectification.

The cost of rectification of building defects is notoriously difficult to estimate reliably. This is primarily because the actual extent of work cannot be known before commencement of the work. There is also reduced competition as many contractors are unwilling to undertake rectification work.

The estimates shown in the following tables are provided without any warranty as to their accuracy. You must obtain a quote from an appropriately licenced contractor prepared to do the actual work, before you enter into any contract to purchase the property.

We recommend you arrange for a handyman/tradesman to rectify the following minor repair items	
1. Adjust striker plates to internal doors. 2. Adjust kitchen cupboard doors. 3. Remove timber formwork to sub floor area	
Overall allow :	\$500

The following items may require the attention of a licensed tradesman.	
1. Resecure sagging garage ceiling prior to painting and re set joints.	\$500
2. Re set loose toilet pan	\$200

The following items should be subject to a further detailed investigation by a licensed tradesman to enable an accurate estimate of cost to be provided.	
1. Renovation of bathroom	

Summary information is supplied to allow a quick and superficial overview of the inspection results. Summary information is NOT the Report and cannot be relied upon on its own. Summaries must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report and anything in the Summary, you must obtain written clarification before making any decision based on the information.

Roof

External Roof

Roof Construction

The roof is pitched and has been covered with concrete tiles

Concealed Areas:

The roof was inspected from a ladder.

Notes:

- Roof tiles have weathered.

i Work safety regulations prohibit access to the roof unless an adequate handrail or safety harness is in use. Ladders are limited to a maximum height of 3.6 metres.

Eaves And Fascias

Valleys:

Valley metals are rusting and should be treated or replaced as required.

Eaves:

- The eaves are lined with fibre cement sheeting.
- The paint work to the eaves is deteriorating.

Fascia/Barge Boards:

- Paint work is deteriorating.

Gutters And Downpipes

Gutters and Downpipes are colourbond steel

i We recommend open gutters be cleaned out on a regular basis. Incorrectly installed or damaged guttering can allow water to flow around the foundations. This can cause the foundations to move resulting in damage to the building.

Internal Roof Space

The roof is trussed and is constructed of Pine

Sarking & Insulation:

- Sarking is not installed. Current BCA standards require sarking be installed under tiles to prevent wind blown water penetration.
- There is no ceiling insulation.

Restricted Inspection:

There was no inspection of some areas of the roof cavity due to air conditioning ducts

i We cannot comment on the condition/construction of any areas to which we could not gain access. This includes areas that are concealed by roof sarking or ceiling insulation materials and areas the crawl space is less than 600mm square.

Exterior

External Walls

Wall Construction:

The building is constructed of brick veneer

Lintels And Arch Bars

- Arch bars are galvanised.



Damp

- Dampcourse was sighted in accessible walls.
- Random checks with a damp meter produced acceptable readings.

i Settlement cracks and/or movement are a usual occurrence in most buildings and can occur at any time with changes in weather. They are especially prevalent in the early stages of the life of a building and/or modifications. If settlement cracks or gapping exist, the only way to determine whether movement has ceased is for the cracks/gaps to be monitored over a period of time. If future movement ranges more than about two or three of millimetres, an engineer should be consulted.

External Windows:

Window Construction:

Windows are timber awning (top hung)

Notes:

- Joinery timbers have weathered.

External Doors:

Door Construction:

Doors are timber

Notes:

- Doors have weathered. If not kept in good order external doors can deteriorate quickly.

Painting

- Paintwork has aged and weathered.



i External painted surfaces will require repainting from time to time to prevent deterioration of building components. Painting is an important part of regular building maintenance. Work safety regulations may require the use of a cherrypicker, scaffolding or safety harnesses which can have a significant impact on cost.

Awnings / Pergolas

Rear Pergola

The pergola is constructed of timber frame with polycarbonate roof



Verandah / Patio

Front Verandah

The verandah is constructed of pebblecrete on concrete

Rear Verandah

The verandah is constructed of pavers on concrete



Site

i Unless otherwise stated the inspector has not gained access to any neighbouring properties. We are unable to comment upon the external state of any boundary fences.

Driveway

The driveway is constructed of pebblecrete

- The concrete is lifting - minor.



Fences And Gates

Fencing is colourbond

Paths And Paving

Overall Condition:

Paths are constructed of paving blocks

Sewers And Drains

- There are no obvious visible site drainage problems.
- At the time of our inspection conditions were dry, so we cannot comment whether the stormwater drains were operating correctly.

i **Important Note:** An AS4349.1 Standard Property Inspection does not include any analysis of site drainage, apart from surface water drainage. We have not made a full inspection of the drainage system or assessed whether there are any problems with site drainage. Any comments are from our general observations only. Tree roots can damage drain and sewer lines, it is advisable to carefully consider the types of planting undertaken near pipelines.

Many drainage problems are difficult to detect especially if there has been a prolonged dry period prior to the inspection being carried out. The only way to determine whether site drainage is adequate and efficient is for a site to be inspected by a plumber/drainer during heavy rain or after prolonged periods of heavy rain. Some sites are more prone to drainage problems than others, eg sloping blocks, blocks subject to neighbouring property run-off water, living areas below ground level, etc.

It is illegal to have stormwater drains connected to the sewer.

Swimming Pool/Spa

The swimming pool/spa is inground constructed of concrete with paved surrounds



i An AS4349.1 Standard Property Inspection does not include Swimming Pools and Spas. We are not swimming pool/spa experts and make no comment beyond these visual observations. EQUIPMENT HAS NOT BEEN OPERATED. Prior to purchase you should ensure all equipment is functioning.

We recommend the vendor be consulted regarding the past maintenance of the swimming pool/spa as it is normal for equipment to be repaired or replaced a number of times during the life of a pool. Common replacements result from; electric motors burning out, pump impellers and bearings wearing or being damaged, salt cells corroding and filter units wearing. These items can cost anything from a few hundred to a few thousand dollars.

In some cases pools develop leaks. These may be through the surface but more commonly from ground movement causing cracks in the plastic pipes. Replacement of cracked pipes can be very expensive, depending on the layout of the pool and its surrounds. Leaks are normally easy to conceal in the short term by keeping the pool filled. It is only by pressure testing all the pipes that a leak can be located. We recommend pressure testing in any case there is reason to suspect movement in the ground around the pool.

The Local Council should be contacted to check pool-fencing requirements.

Pool Pump Enclosure

Construction:

The external walls are constructed of single brick The skillion roof is constructed of timber shingles



Outbuildings

Shed

Construction:

This is a lightweight prefabricated steel structure.

- The building was locked and no internal inspection carried out.



Garaging

Garage

Construction:

The double garage is under the main roof. It is constructed of single brick with a pitched roof covered with concrete tiles

Ceiling:

- Poor joint setting was noted to ceiling lining.
- Sagging was noted to the ceiling lining. This may be the result of lack of adhesion to joists.



Services

Water Lines & Pressure

Description:

The visible water lines are copper pipe.

- The water flow generally appears to be adequate.

i Water pressure and flow are subject to the available pressure in the water mains in the street and the proximity of the closest reservoir, as well as pipe sizes and old pipes in poor condition.

Lack of pressure in the Hot Water Supply could also be due to, lack of pressure in the mains, gravity fed hot water system.

Routine maintenance is required from time to time for replacement tap washers etc.

Hot Water Service

Description:

Manufacturer: Rheem

Electric Capacity: 400 Litres.

Year: 2004

Location: Left Side.

Notes:

- The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out.

i Hot water heaters can fail at any time, regardless of their age.

Electrical & Gas Installations

- Air-conditioning is installed in the premises.

Smoke Detectors & Alarms

- Smoke detectors were sighted.

i **Important Note:** Smoke Alarms are mandatory in all homes in NSW and it is illegal to sell or rent a home not fitted with an approved alarm. Approved alarms may be battery or mains electricity powered.

We are not plumbers or electricians. We recommend a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Interior Condition Report

Ceilings

The ceiling is gyprock

Walls

Internal Walls

Walls are gyprock

Windows

Windows are timber

Doors

Doors are timber

- Striker plates need adjustment.

Floors

Flooring is timber and concrete

Notes:

- Floors are concealed by floor coverings.

Built-in Furniture

Built-in furniture is particle board

Laundry

Laundry

There is a tub and cabinet fitted.

- The tub and taps appear serviceable.
- Drain appears serviceable.

Shower:

- The shower recess was tested and there was no visible water penetration to surrounding areas during the test.



i Wall/Floor Tiles & Slate Surfaces: Cracked, loose or drummy tiles are tiles not adhering correctly to the substructure. These may need to be replaced and/or refixed to the sub surface. If replacement tiles are not available this could result in an entire area being re-tiled.

Kitchen

Main Kitchen



The kitchen cupboards are particle board with timber doors and laminated bench tops

Fittings Notes:

- Cupboard door hinges are out of adjustment.
Wear and tear to doors noted

Sink & Taps:

- Taps Have been operated and appear serviceable.
- Drain appears serviceable.

Bathrooms

Main Bathroom



Location:

Off the hallway.

There is a shower recess and a bath and a handbasin.

Vanity Unit:

- Wear and tear is noted to the vanity cabinet.
- The vanity unit is nearing the end of its economic life and replacement should be considered.

Basin & Taps:

- Taps Have been operated and appear serviceable.
- Drain appears serviceable.

Shower & Bath:

- The shower recess was tested and there was no visible water penetration to surrounding areas at the time of inspection.
- Glass in the shower screen is cracked.
- The shower recess is nearing the end of its economic life.
- Bath tub enamel is chipped.
- The bath has reached the end of its economic life and replacement should be considered.



Ventilation:

The exhaust fan was run and appears to operate.

Ensuite Bathroom



Location:

Main bedroom ensuite.

The bathroom has been refurbished.

There is a shower recess, a handbasin and a toilet.

Basin & Taps:

- Taps Have been operated and appear serviceable.
- Drain appears serviceable.

Shower & Bath:

- The shower recess was tested and there was no visible water penetration to surrounding areas at the time of inspection.

Toilet:

- The toilet is in working order.

Ventilation:

The exhaust fan was run and appears to operate.

Separate Toilet

Location:

Adjacent to the bathroom.

Toilet:

- The toilet is in working order.



Toilet Two

Location:

Located within the laundry.

Toilet:

- The toilet pan is loose at the floor and needs to be re-set.



i Important Note: Shower areas are visually checked for leakage but leaks do not generally show except when in actual long term use. We cannot determine whether bathrooms have been in regular use prior to our inspection.

It is important to maintain adequate water proofing in bathroom areas. Minor imperfections can allow water to penetrate walls and floors and cause damage.

We are not plumbers or electricians. We recommend a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Subfloor

Subfloor Area

The floor is tongue and grooved timber flooring on conventional hardwood bearers and joists

Notes:

Timber formwork still in place having contact with the ground, could attract termites and should be removed.

Second Subfloor

The floor is concrete slab on ground

Restricted Inspection:

The underfloor was not inspected as the mode of construction is concrete slab.

i Restricted Access:

We cannot comment on the condition/construction of any areas to which we could not gain access. This includes areas to which the access is less than 400mm under the bearers of a timber floor or 500mm under a concrete floor.

Subfloor Area



Cracking & Movement

i As part of our inspection we have noted visible cracking in building elements and provide below our inspector's opinion as to the nature of the defect involved in each case. We have categorized them as follows:

Appearance Defect - Where in the inspectors opinion the only present and expected consequence of the cracking is that the appearance of the building element is blemished.

Serviceability Defect- Where in the inspectors opinion the function of the building element is impaired but the structure remains unaffected by the defect. For example there may be water penetration. Further information may need to be obtained if the performance of the structure is material to the purchase decision.

Structural Defect - Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection. Further information may need to be obtained if the performance of the structure is material to the purchase decision.

External Cracking

External Walls

- Settlement cracks to brickwork - Appearance defect



i Settlement cracks and/or movement are a usual occurrence in most buildings and can occur at any time with changes in weather. They are especially prevalent in the early stages of the life of a building and/or modifications but changes in Sydney's climate over the period since about 2003 has greatly increased the incidence of building movement.

If settlement cracks or gapping exist, the only way to determine whether movement has ceased is for the cracks/gaps to be monitored over a period of time. If future movement ranges more than about two or three of millimetres, a structural engineer should be consulted.

The opinions expressed by O'Connors Building Consultants are those of a Builder who is NOT a Structural Engineer. A Structural Engineer's opinion should be sought BEFORE any decision is made where the seriousness or otherwise of building movement or cracking is material to that decision.

SCOPE AND LIMITATIONS OF REPORT

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

This report has been prepared as a result of a **VISUAL INSPECTION ONLY** of the building on the date stated and it is limited to the condition of those areas and sections of the building fully accessible and visible to the inspector at the date of the inspection and to matters the subject of an AS4349.1 Standard Property Inspection.

AS4349.1 excludes, and **THE SCOPE OF THIS REPORT HAS NOT COVERED**; defects which may have been concealed; the assessment or detection of defects (including rising damp or 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; the presence or absence of timber pests; gas fittings; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); the operation of swimming pools and spas; detection and identification of un-approved building work; detection and identification of illegal or inadequate plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector.

Accordingly this report is not a guarantee that defects and/or damage do not exist in any part of the property not specifically seen and described by the inspector. This report is not a warranty against problems that may develop in the future.

Unless otherwise specifically stated, only structures and fences within 30 metres of the main building and within the boundaries of the site were inspected.

DOCUMENTS AND PLANS

Unless otherwise specified, no examination has been made of any documentation of any type. We have not referred to Council records, nor have we examined any survey or water and sewerage service diagram or any other document prepared by any statutory authority or other party.

OTHER INFORMATION

Unless otherwise specified, the inspector has received no relevant information about the condition of the property from any person. No information has been obtained from any other report prepared by O'Connors, or any other party. This report has been prepared purely on the basis of the Inspector's own observations, as a Licensed Builder, at the time of inspection.

CONCEALED SURFACES

The inspection did 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, behind stored goods or any other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been destructively probed or hit.

Some defects may only be visible once furniture & other items have been removed from a property or when alterations are carried out. Built-in cupboards are usually filled with personal items & clothing. Some exterior surfaces may be obscured due to overgrown vegetation. Therefore we cannot comment on the condition of the surfaces obscured by these items or otherwise concealed.

ALTERATIONS/ADDITIONS

If any alterations or additions have been carried out, it should be confirmed with the Local Council that the works were inspected, approved and the relevant Building Certificate issued. In the case of Strata Title properties, approval should have been obtained from the Owners' Corporation. We have made no attempt to ascertain the legal status of any past or proposed building work.

ACCESS

We cannot comment on the condition/construction of any areas to which we could not gain access. Access may be obstructed due to locked doors or gates, stored items, style of construction, or for safety reasons (ie. inadequate manholes or the absence of safety harnesses).

BOUNDARIES

Unless otherwise stated the inspector has not gained access to any neighbouring properties and is therefore unable to comment upon the external state of any boundary fences and walls.

PESTS

A qualified pest expert did not prepare this report; therefore, any comments made in this regard are from general observation only. We strongly recommend an independent inspection and report be obtained from a specialised, accredited, Pest Inspector to determine whether the property is free from infestation (whether active or dormant).

WATERPROOFING

In the 1980's it was made a requirement all shower areas be made waterproof by installing a suitable shower tray or applying a membrane. From a visual inspection it is impossible to determine whether this has been installed, as it is hidden from view.

It is possible a bathroom has not been used for some time. An absence of dampness at the time of inspection does not necessarily mean there is not a leak from the shower or a breakdown in the membrane.

A leaking shower can occur at any time such as if there is a breakdown of the grouting or in the shower tray/membrane (if installed) or if a fault develops in the plumbing connections. Broken grouting will allow water to penetrate through to the sub wall structure and will eventually allow moisture penetration through the wall. Re-grouting of the tiles is recommended as soon as possible.

Cracked, loose or drummy tiles generally need to be replaced. If matching tiles are not readily available it could result in the whole bathroom being re-tiled.

WATER PENETRATION

Some water penetration problems and/or dampness do not become apparent and sometimes cannot be detected unless there has been recent heavy rain or prolonged periods of rain.

PLUMBING/DRAINAGE

We are not licensed plumbers and a specialist inspection of the plumbing & drainage system is excluded from this report. We recommend an inspection by a licensed plumber/drainer to identify any plumbing faults or drainage problems with the site.

RETAINING WALLS AND STRUCTURAL COLUMNS

We are not engineers. Comment in respect of large and/or structural retaining walls and columns are beyond the scope of this report. It is not possible, from a visual inspection to determine whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it has, whether it is, or will remain, sound. An engineer should be consulted in any case where there are large, or structural, retaining walls, columns or similar building elements.

CRACKING/SETTLEMENT/MOVEMENT

If any reference has been made in this report to cracking, settlement and/or movement, it should be noted, we are not experts in this area and further advice should be obtained from a structural engineer.

FIRE PROTECTION EQUIPMENT & ORDINANCE REQUIREMENTS

These are not covered by this report and these matters should be checked with the Local Council. Fire safety equipment has not been tested.

ELECTRICAL/GAS & OTHER SERVICE INSTALLATIONS

We are not licensed electricians, gas fitters or mechanical engineers. AS4349.1 excludes, and this report does not cover, any matters relating to electrical and gas installations or any apparatus operated by electronic, mechanical or hydraulic means. You should satisfy yourself as to the operation and condition of any appliances/installations. Any comments made in this regard are from a general observation only.

ASBESTOS DISCLAIMER

AS4349.1 excludes any inspection for asbestos. We have made no inspection for asbestos and no report on the presence or absence of asbestos is provided. We are not asbestos experts. O'Connors Property Reports accepts no liability for any failure to report asbestos products when carrying out a Building Inspection. This exclusion of liability expressly extends to any liability for negligence.

There are a number of fibre cement building products in general use. While newer products do not contain asbestos it is not possible, from simple visual inspection, to differentiate between those products and older products, which may contain asbestos.

If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the report. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal.

Buildings built prior to about 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains asbestos. Newer buildings may also contain some asbestos. If you are concerned, or if the building was built prior to about 1982, you should you seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal.

Asbestos products should be fully sealed. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.

