Report number - CFC1EACB-DB91-434E-A88B-1C28314186BD-1771239258218

ferguson.
INSPECTIONS

Property Inspection Report

Inspection Date: 17 Feb 2026

Property Address: 11 Aphrasia Street Newtown 3220



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address:	11 Aphrasia Street Newtown 3220
Date:	17 Feb 2026

Client

Name:	Charles Corby
Email Address:	charles@corbygroup.com
Phone Number:	0450 788 472

Consultant

Name:	Billy Ferguson
Email Address:	hello@fergusoninspections.com.au
Licence / Registration Number:	DB-U 47124
Company Name:	Ferguson Inspections
Company Address:	PO Box 6102 Geelong West 3218
Company Phone Number:	0410 933 969

General description of property

Building Type:	Detached house
Storeys:	Two storey
Building age (approx):	153 Years
Siting of the building:	Towards the middle of a large block
Gradient:	The land is relatively flat
Site drainage:	The site appears to be adequately drained
Access:	Easy pedestrian and vehicular access
Main utility services:	Electricity, Gas, Sewerage, Mains water
Occupancy status:	Occupied
Furnished:	Fully furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces east Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Subfloor
Main building – wall construction:	Full brick

Main building – roof construction:	Finished with sheet metal roofing, Finished with roofing tiles
Other timber building elements:	Architraves, Doors, Skirting, Window frames
Other building elements:	Garage, Pergola
Overall standard of construction:	High
Overall quality of workmanship and materials:	High
Level of maintenance:	Reasonably maintained

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accomodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	6	0	0	1	1	1	0	0	
Second	0	4	3	0	0	0	0	0	
Totals	6	4	3	1	1	1	0	0	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	0	0	0
Detached	2	2	0
Totals	2	2	0

Inspection Agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Inspection agreement supplied:	Sent, and approved on 16 Feb 2026

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

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
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. 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.

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Subfloor space
- Outbuildings

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions and Limitations

The following obstructions may conceal defects:

- Curtains / blinds
- Furniture
- Stored articles in cupboards
- Landscaping abutting the building
- Thermal insulation

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Exterior roof surface on second storey
- Areas of low clearance in subfloor
- Areas of low roof pitch

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on 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. (See definitions & information below the summary to help understand the report)

Evidence of Safety Hazard	**Found**
Evidence of Major Defect	**Not Found**
Evidence of Minor Defect	**Found**

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Not Applicable

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

MODERATE - HIGH

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.

Significant Items

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.

Safety Hazard

Safety Hazard 1.01

Location: Second Living

Finding: Exposed Cable

There are exposed electrical cables in this area. A patch is required to conceal these cables and make them safe.



Safety Hazard 1.02

Location: All External Areas

Finding: Exposed Cable

There are exposed electrical cables in this area. A licensed electrician should be engaged to re-run these through conduits or inside wall cavities.



Major Defect

No evidence was found

Minor Defect

Minor Defect 2.01

Location: Entry

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.





Minor Defect 2.02

Location: All Internal Areas

Finding: Windows Inoperable

It should be noted that some of the windows throughout the property were inoperable and could not be fully inspected.



Minor Defect 2.03

Location: Lounge room

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.





Minor Defect 2.04

Location: Lounge room

Finding: Minor Cracking - Door

Some minor cracking was evident in the trims on the door in this area. This does not appear to be significant, but should be monitored for further deterioration.





Minor Defect 2.05

Location: Lounge room

Finding: Floor Level - Minor

The floor in this area is out of level. This is likely the result of subfloor movement and should be monitored for further deterioration.





Minor Defect 2.06

Location: Lounge room

Finding: Minor Cracking - Architrave

Some minor cracking was evident in the architrave in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.07

Location: Lounge room

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.08

Location: Second Living

Finding: Floor Level - Minor

The floor in this area is out of level. This is likely the result of subfloor movement and should be monitored for further deterioration.









Minor Defect 2.09

Location: Second Living

Finding: Minor Cracking - Architrave

Some minor cracking was evident in the architrave in this area. This does not appear to be significant, but should be monitored for further deterioration.

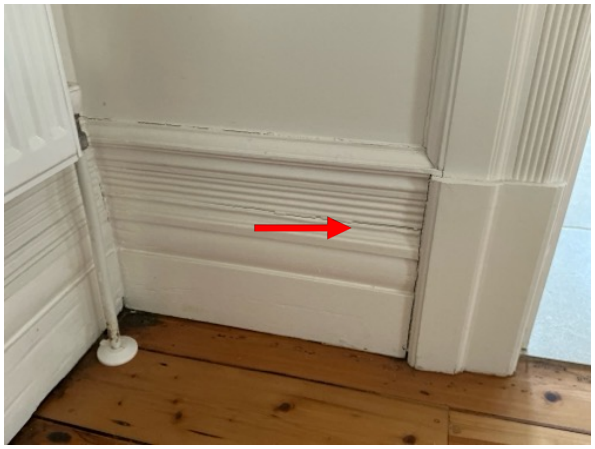


Minor Defect 2.10

Location: Second Living

Finding: Minor Cracking - Skirting

Some minor cracking was evident in the skirting in this area. This does not appear to be significant, but should be monitored for further deterioration.





Minor Defect 2.11

Location: Second Living

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.12

Location: Formal Dining

Finding: Minor Cracking - Skirting

Some minor cracking was evident in the skirting in this area. This does not appear to be significant, but should be monitored for further deterioration.







Minor Defect 2.13

Location: Formal Dining

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.





Minor Defect 2.14

Location: Formal Dining

Finding: Architrave

The architrave in this area is showing signs of deterioration. A qualified carpenter should be engaged for further assessment and to rectify as required.



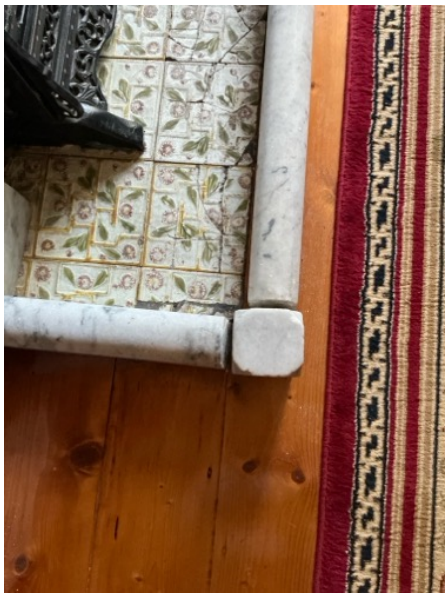
Minor Defect 2.15

Location: Formal Dining

Finding: Hearth

The hearth in this area has some broken tiles and a loose stone surround.





Minor Defect 2.16

Location: Powder

Finding: Basin - Slow To Drain

The basin in this area is slow to drain. A licensed plumber should be engaged to rectify.



Minor Defect 2.17

Location: Powder

Finding: Junction Not Sealed

There is no silicone sealant between the vanity basin and splash-back in this area, it should be fully sealed to maintain the water tightness of the area.





Minor Defect 2.18

Location: Powder

Finding: Minor Cracking - Skirting

Some minor cracking was evident in the skirting in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.19

Location: Butlers Pantry

Finding: Plasterwork

There is poorly finished plaster work and excess screw holes in this area. A qualified plasterer or painter should be engaged to rectify.



Minor Defect 2.20

Location: Butlers Pantry

Finding: Minor Cracking - Architrave

Some minor cracking was evident in the architrave in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.21

Location: Kitchen

Finding: Joinery Door

The joinery door to this area has sustained some damage.



Minor Defect 2.22

Location: Laundry

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.23

Location: Dining

Finding: Minor Cracking - Skirting

Some minor cracking was evident in the skirting in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.24

Location: Sitting Room

Finding: Minor Cracking - Architrave

Some minor cracking was evident in the architrave in this area. This does not appear to be significant, but should be monitored for further deterioration.

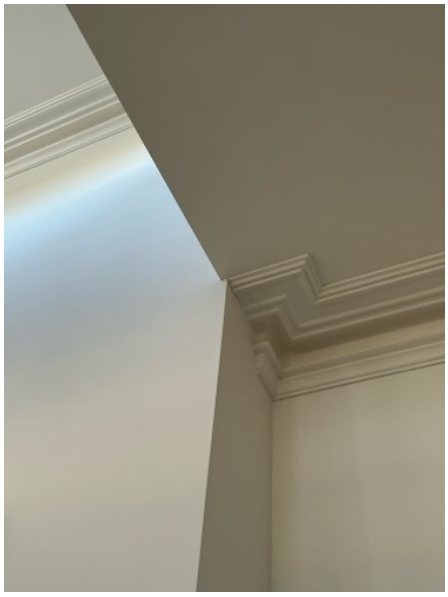


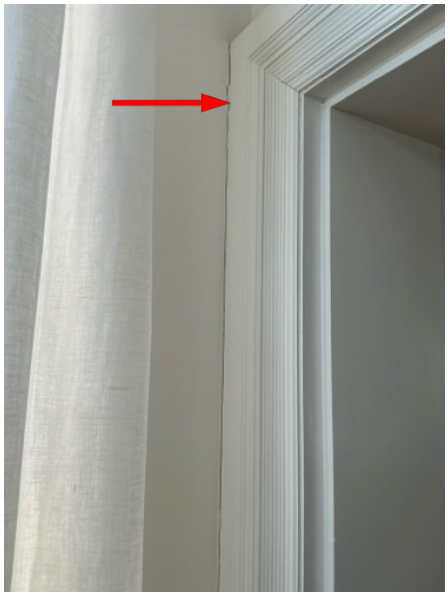
Minor Defect 2.25

Location: Sitting Room

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.





Minor Defect 2.26

Location: Sitting Room

Finding: Window Reveal

The window reveal in this area is showing signs of deterioration. This should be repaired to maintain the seal of the window and avoid moisture ingress.



Minor Defect 2.27

Location: Landing

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.







Minor Defect 2.28

Location: Landing

Finding: Floor Low Spot

There is a low spot in the floor in this area. This is likely a result of subfloor movement and should be monitored for further deterioration.



Minor Defect 2.29

Location: WIR

Finding: Floor Level - Minor

The floor in this area is out of level. This is likely the result of subfloor movement and should be monitored for further deterioration.





Minor Defect 2.30

Location: Ensuite

Finding: Junction Not Sealed

There is no silicone sealant between the vanity basin and splash-back in this area, it should be fully sealed to maintain the water tightness of the area.



Minor Defect 2.31

Location: Bedroom 2

Finding: Floor Level - Minor

The floor in this area is out of level. This is likely the result of subfloor movement and should be monitored for further deterioration.





Minor Defect 2.32

Location: Ensuite 2

Finding: Window Reveal

The window reveal in this area is showing signs of deterioration. This should be repaired to maintain the seal of the window and avoid moisture ingress.



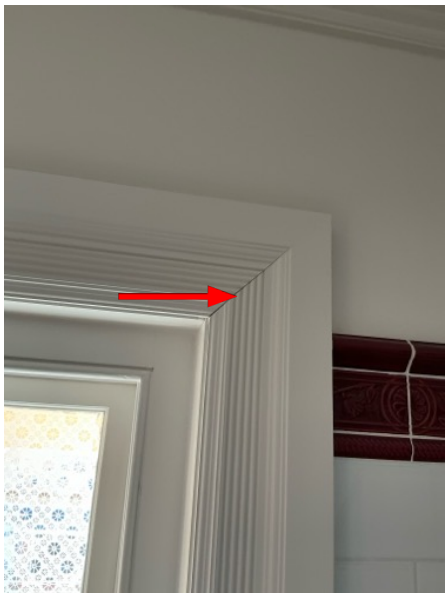


Minor Defect 2.33

Location: Ensuite 2

Finding: Minor Cracking - Architrave

Some minor cracking was evident in the architrave in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.34

Location: Landing

Finding: Floor Level - Minor

The floor in this area is out of level. This is likely the result of subfloor movement and should be monitored for further deterioration.







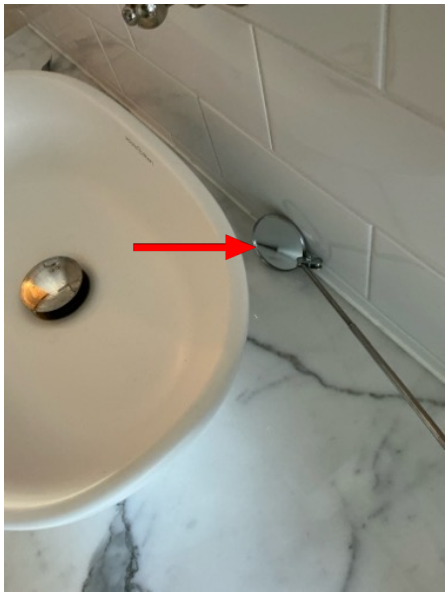


Minor Defect 2.35

Location: Bathroom

Finding: Silicone Behind Vanity

The silicone behind the vanity basin in this area is incomplete and should be fully sealed to maintain the water tightness of the area.



Minor Defect 2.36

Location: Bedroom 3

Finding: Paint peel



Minor Defect 2.37

Location: Bedroom 3

Finding: Loose Floorboard

One of the floorboards in this area is loose. A qualified carpenter should be engaged for further assessment and rectification.



Minor Defect 2.38

Location: Bedroom 3

Finding: Floor Level - Minor

The floor in this area is out of level. This is likely the result of subfloor movement and should be monitored for further deterioration.





Minor Defect 2.39

Location: Bedroom 3

Finding: Skirting Deteriorated

The skirting in this area is showing signs of deterioration. A qualified carpenter should be engaged for assessment and rectification to avoid further damage.



Minor Defect 2.40

Location: Bedroom 4

Finding: Door Alignment

The door to this area is misaligned against the frame. It requires adjustment to return to proper functionality.



Minor Defect 2.41

Location: Bedroom 4

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.



Minor Defect 2.42

Location: Bedroom 4

Finding: Skirting Deteriorated

The skirting in this area is showing signs of deterioration. A qualified carpenter should be engaged for assessment and rectification to avoid further damage.



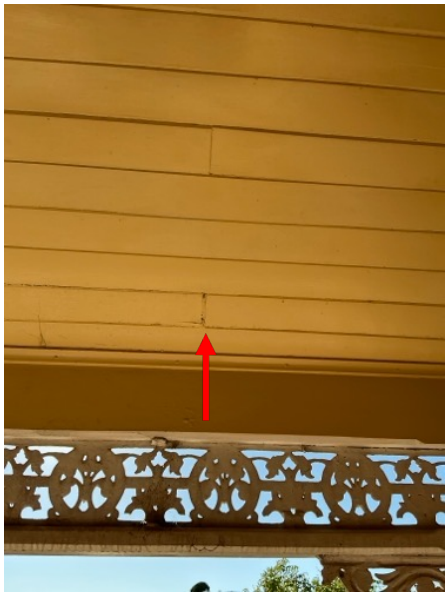
Minor Defect 2.43

Location: Balcony

Finding: Ceiling

The ceiling lining boards to this area are showing signs of deterioration. This should be repaired and re-sealed to avoid further damage.





Minor Defect 2.44

Location: Stairwell

Finding: Minor Cracking - Plaster

Some minor cracking was evident in the plaster work in this area. This does not appear to be significant, but should be monitored for further deterioration.







Minor Defect 2.45

Location: Stairwell

Finding: Plaster Patch

There are some poorly finished plaster patches in this area



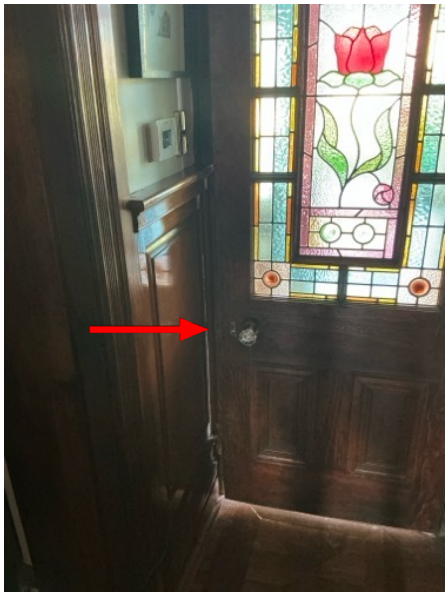


Minor Defect 2.46

Location: Hallway

Finding: Door Latching

The door to this area is not latching. This requires adjustment to return to proper functionality



Minor Defect 2.47

Location: Garage

Finding: Mortar Deteriorated

The mortar in this area is showing signs of deterioration and should be replaced.



Minor Defect 2.48

Location: Garage

Finding: Gutter Deteriorated

The gutter to this area is showing signs of deterioration. A licensed plumber should be engaged for further assessment and rectification as required.



Minor Defect 2.49

Location: Garage

Finding: Rotten Timber Window

There is rot developing in the timber window frame in this area. This should be repaired or replaced to avoid further deterioration.



Minor Defect 2.50

Location: All External Areas

Finding: Broken Tiles - Floor

There is a broken floor tile in this area. This should be replaced to avoid further deterioration.



Minor Defect 2.51

Location: Garage

Finding: Fascia Deteriorated

The fascia in some areas is showing signs of deterioration. This should be repaired or replaced to avoid further damage.



Minor Defect 2.52

Location: Garage

Finding: Gutter Debris

There is some debris in the gutters throughout the house. This should be cleaned out to ensure the longevity of the guttering.



Minor Defect 2.53

Location: Garage

Finding: Loose Roof Tile

There are a number of loose roof tiles. A roofing contractor should be engaged to rectify in order to maintain the water tightness of the roof.





Minor Defect 2.54

Location: Garage

Finding: Brickwork

There are some signs of cracking in the brickwork in this area. A structural engineer should be consulted to determine the extent of the issue.



Minor Defect 2.55

Location: Garage

Finding: Roof Tile Pointing

The roof tile pointing has deteriorated in a number of areas on the roof. This should be repaired to maintain the water tightness of the roof and avoid further damage.





Minor Defect 2.56

Location: Garage

Finding: Roof WC

The roof over the outside toilet is showing some signs of rust. A licensed plumber should be engaged for further assessment and to rectify.
There is also a tree impacting the area, this should be trimmed to avoid further deterioration.





Minor Defect 2.57

Location: All External Areas

Finding: Unsealed Penetration - External

There are unsealed penetrations in the exterior. These should be sealed to reduce the risk of moisture and/or pest ingress.

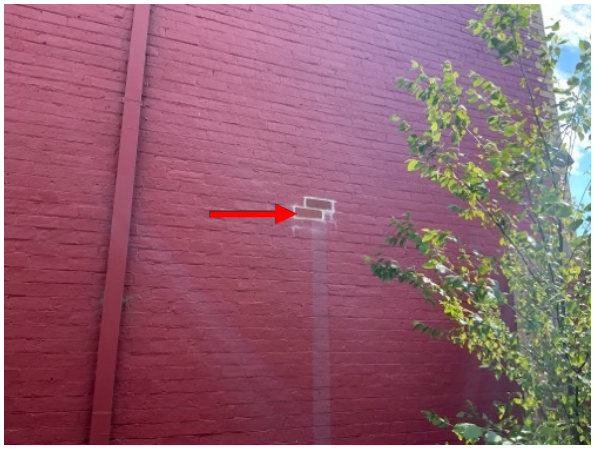


Minor Defect 2.58

Location: All External Areas

Finding: Brickwork Repair

Painting is required to match the brickwork repair to the existing colour. This is an aesthetic defect only.



Minor Defect 2.59

Location: All External Areas

Finding: Fascia Deteriorated

The fascia and eave lining in some areas is showing signs of deterioration. This should be repaired or replaced to avoid further damage.





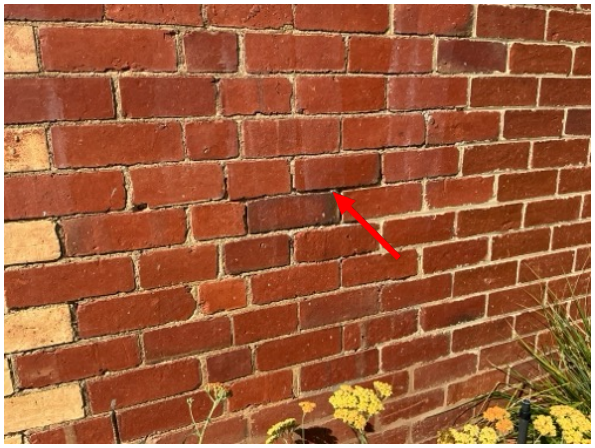
Minor Defect 2.60

Location: All External Areas

Finding: Mortar Deteriorated

The mortar in this area is showing signs of deterioration and should be replaced.





Minor Defect 2.61

Location: Garage

Finding: Guttering

The guttering is showing signs of rust in some spots. A licensed plumber should be engaged to replace this section.



Minor Defect 2.62

Location: All External Areas

Finding: Timber Windows - Deterioration

The timber highlight window frames in this area are showing signs of deterioration. This should be repaired to avoid further deterioration.



Minor Defect 2.63

Location: Verandah

Finding: Roof Capping

The join in the roof capping in this area is unsealed. It should be riveted and sealed to maintain the water tightness of the roof.



Minor Defect 2.64

Location: Lower Roof

Finding: Loose Roof Tile

There are a number of loose roof tiles. A roofing contractor should be engaged to rectify in order to maintain the water tightness of the roof.



Minor Defect 2.65

Location: Lower Roof

Finding: Unsealed Penetration - External

There are unsealed penetrations in the exterior. These should be sealed to reduce the risk of moisture and/or pest ingress.



Minor Defect 2.66

Location: Lower Roof

Finding: Flashing

The flashings around the breather pipe and under the window are showing signs of deterioration. A licensed plumber or roofer should be engaged for further assessment to repair or replace as required.





Minor Defect 2.67

Location: Roof exterior

Finding: Moss Build Up

There is significant moss build up throughout the roof tiles. This should be cleaned to avoid further deterioration.







Minor Defect 2.68

Location: Roof exterior

Finding: Fascia Deteriorated

The fascia in some areas is showing signs of deterioration. This should be repaired or replaced

to avoid further damage.





Minor Defect 2.69

Location: Roof exterior

Finding: Flashing

The flashing around the chimney and pipe penetrations, as well as the ridge capping are showing signs of deterioration. A licensed plumber or roofer should be engaged for further assessment to repair or replace as required.









Minor Defect 2.70

Location: Garage

Finding: Roof Tiles

There a some broken tiles on the roof in a number of locations. These should be replaced to maintain the water tightness of the roof.





Additional comments

There are no additional comments

Observation

Observation 3.01

Location: All Internal Areas

Finding: Stored Items

Stored items in kitchen and vanity cupboards impacted the inspection of these areas.



Observation 3.02

Location: Roofspace

Finding: Roof Space

The roof structure appears to be in good overall condition. It should be noted that disturbed insulation and areas of low pitch impacted the inspection of this area.



































Observation 3.03

Location: Subfloor

Finding: Subfloor

The subfloor appears to be in good overall condition.
It should be noted that brick footing walls and areas of low clearance impacted the inspection.
Refer to specific findings for further details.
See reference photos below.















Observation 3.04

Location: Garage

Finding: Outdoor Toilet

The outdoor toilet to the rear of the garage appears to be in serviceable condition overall.





Observation 3.05

Location: Garage

Finding: Stored Items

Stored items in the garage impacted the inspection of this area.





Observation 3.06

Location: Garage

Finding: Roof Space

The roof structure appears to be in good overall condition.















Observation 3.07

Location: Garage

Finding: Roof Exterior

The roof appears to be in reasonable overall condition.
Refer to specific findings for further information.





















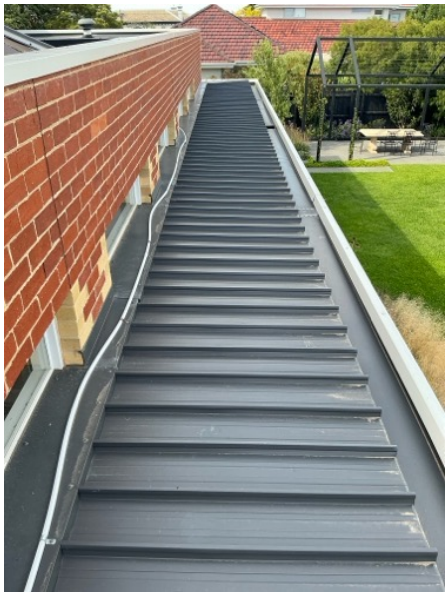


Observation 3.08

Location: Verandah

Finding: Roof Exterior

The roof appears to be in good overall condition.
Refer to specific findings for further information.





Observation 3.09

Location: Lower Roof

Finding: Roof Exterior

The roof appears to be in good overall condition.
Refer to specific findings for further information.



















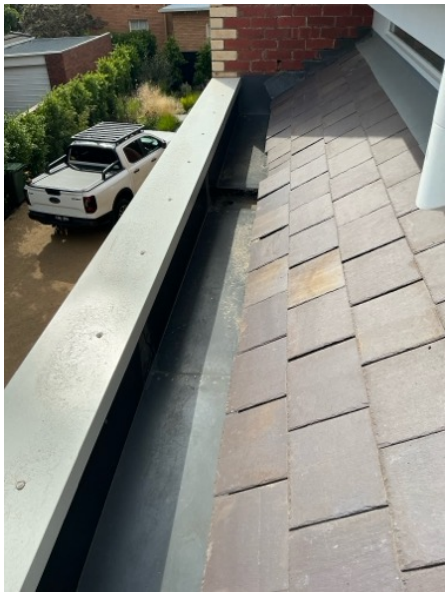


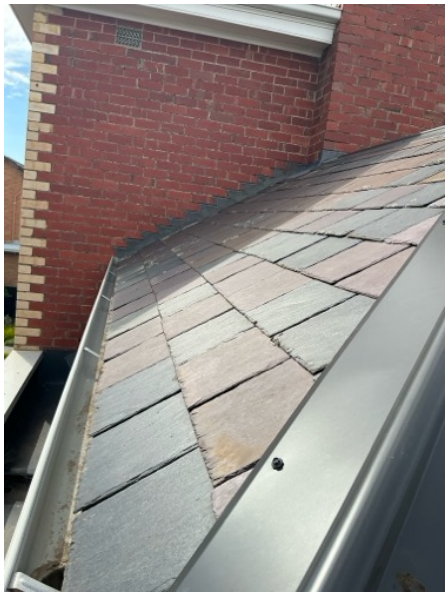












Conclusion

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.

In the opinion of this Consultant:

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:

Above 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

Building consultant's summary

The property presents in a condition typical of its age and construction type.

There are a significant number of maintenance items that require attention.

It should be noted that limited access within the roof space and the subfloor impacted the inspection.

Signature of consultant -



Definitions to help you better understand this report

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” 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.

“Building and Site” 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.

“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 or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less 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. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” 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.

“Structural Damage” 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.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential 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” 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.

“Major Defect” A 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.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” 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” Where appropriate the carrying out of tests using the following procedures and instruments:
(a) Dampness 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 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 means 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."

Terms on which this report was prepared

Service

1. This agreement is between the building consultant (“Inspector”) and you (“Client”). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report (“Report”) to you outlining their findings and recommendation from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector’s findings at the time of the inspection and advice as to the nature and extent of their findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
(a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
(b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
(c) any Serious Safety Hazard.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector’s visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the

the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
(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;
(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; and
(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a 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.

Exclusions

11. This Report does not consider or deal with the following:
(a) any individual Minor Defect;
(b) solving or providing costs for any rectification or repair work;
(c) the structural design or adequacy of any element of construction;
(d) detection of wood destroying insects such as termites and wood borers;
(e) the operation of fireplaces and chimneys;
(f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(g) lighting or energy efficiency;
(h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
(j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(k) a review of environmental or health or biological risks such as toxic mould;
(l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(m) 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
(n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 (“Hello Inspections”) nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.