



# Building Inspection Report



Inspection Date: 9 Aug 2023

**Property Address: 16 Aaran Close  
Endeavour Hills 3802**

# Contents

---

Inspection Details	3
General description of property	4
Accessibility	6
Summary	8
Significant Items	9
Additional comments	40
Conclusion	50
Terms on which this report was prepared	51

---

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: 16 Aaran Close Endeavour Hills 3802

---

Date: 9 Aug 2023

---

## Client

Name: James Dobbin

---

Email Address: jimmydobbs@hotmail.com

---

Phone Number: +61 403 836 044

---

## Consultant

Name: Drew Woods

---

Email Address: drew@8pointbuildinginspections.com

---

Company Name: 8 POINT BUILDING INSPECTIONS

---

Company Address: Nepean Hwy Parkdale

---

Company Phone Number: 0487199478

---

# General description of property

---

Building Type: Detached house

---

Storeys: Single storey

---

Siting of the building: Towards the middle of a small block

---

Gradient: The land is sloping

---

Site drainage: The site should be further inspected for blockages in the drainage system by a licensed plumber.

---

Access: Easy Access

---

Occupancy status: Occupied

---

Furnished: Fully furnished

---

Strata or company title properties: No

---

Orientation of the property: The facade of the building faces northwest  
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: Carpet, Tiles, Concrete Stumps

---

Main building – wall construction: Plaster Board, Brick veneer (timber framed), Finished with render, Tiled

---

Main building – roof construction: Timber framed, Pitched roof, Finished with roofing tiles

---



Other timber building elements: Architraves, Doors, Skirting

---

Overall standard of construction: Acceptable

---

Overall quality of workmanship and materials: Acceptable

---

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

# Accessibility

---

## Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Roof Void - Part
- Roof Exterior - Part
- Building Exterior Part
- Building Interior - Part
- Subfloor - Part

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

## Obstructions and Limitations

The following obstructions may conceal defects:

- Built-in cupboards
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Duct work
- Thermal insulation
- Building materials
- Above safe working access
- Vegetation
- Ceilings
- Wall linings

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

## Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Subfloor - Part.

- Wall Exterior Part
- Roof Exterior Part
- Wall Interior Part
- Ceiling Cavity Part
- Wall Cavity

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 **Found**

---

Evidence of Minor Defect **Found**

---

Evidence of Non Compliant items **Found**

---

## Additional specialist inspections

The following inspections / reports are recommended

- Licensed Plumber
- Licensed Builder
- As Identified in the defect statements
- Tiling Contractor
- Licensed Electrician
- Licensed Builder - Specialist in Re Stumping
- Painter
- Structural Engineer
- Underpinning Specialist
- Mould remediation specialist

# Significant Items

---

## Safety Hazard

### Safety Hazard 1.01

**Location:** All areas

**Finding:** Mould - Present

Mould growth was evident in areas of the property which can be due to previous water leaks. Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements will require replacement by a registered builder or qualified carpenter.

Once the mould has been removed, air quality samples should be collected to confirm the mould has been removed from the property.







## Major Defect

### Major Defect 2.01

**Location:** Bathroom

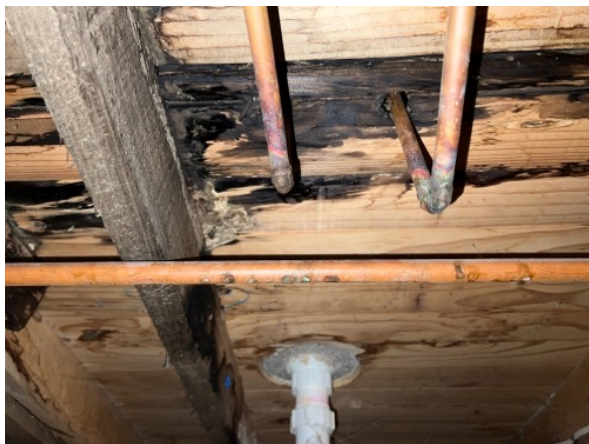
**Finding:** Shower Area - Leaking

Leaking appears to be evident to the shower area at the time of inspection. It is suspected that the leaking has occurred as a result of a failing membrane, leaking pipes or general ageing of the building elements.

Leaking from the shower base, where left unattended, is likely to lead to water damage to adjoining flooring and walls. Such damage can lead to water damage and necessitate extensive remedial works being required. Active water leaks may also create an environment that is susceptible to the formation and development of mould and termite activity. It's advised to consult with a registered builder to repair or replace shower area. Such works should be performed as soon as possible to ensure that no further damage occurs.







Minor Defect

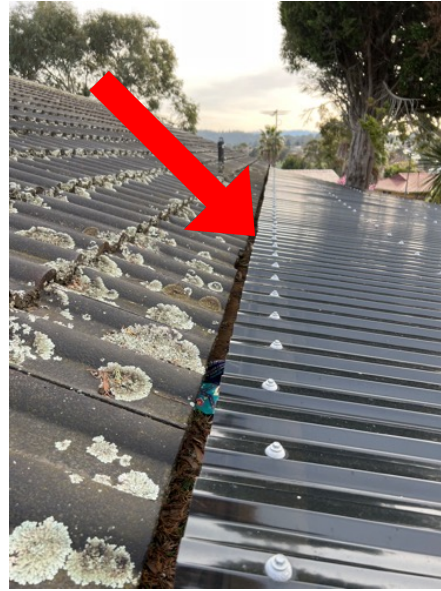


## Minor Defect 3.01

**Location:** Roof exterior

**Finding:** Gutters - Blocked

Roof plumbing structures such as guttering and downpipes should be free of all debris to prevent blockages. Blocked gutters are likely to lead to high levels of moisture in the affected areas and will not only cause rust and decay but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. It is highly advised that blocked gutters be removed by the homeowner or a general handyperson as soon as possible.



## Minor Defect 3.02

**Location:** All areas

**Finding:** Cracks - Plaster Work

Cracking was evident to the walls and ceilings throughout the property. Cracking of this nature is likely due to movement of the structure and poor workmanship during construction and renovations. It's advised to consult with a registered builder for rectification works.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.









### Minor Defect 3.03

**Location:**

Roof exterior

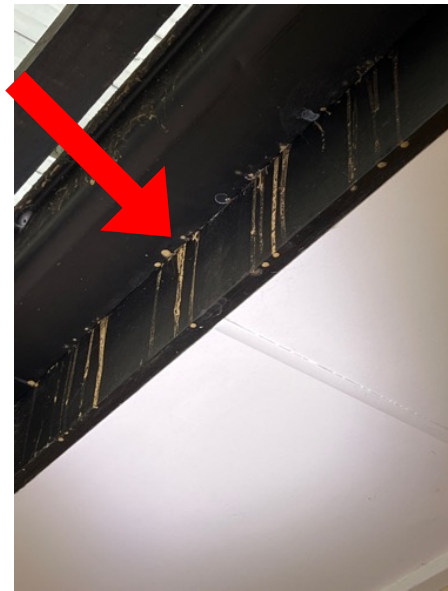
**Finding:**

Overhang of roofing - Tiles roofing

Tiled roofing is defective in these areas as the tiles overhang the inside face of a gutter by less than 35 mm which has caused capillary action and allowed water to cause water staining on the roofing timbers. It's advise to consult with a registered builder and licensed plumber for rectification works. These works should be conducted as soon as possible.







### Minor Defect 3.04

**Location:** All External Areas

**Finding:** Site drainage - Possible Damage

The site drainage around the property appeared poor and allows water to run into the subfloor during rain fall. Poor site drainage can create subsequent water damage to building elements. It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by drains. Due to the location of the property, evidence of water flowing, pooling in the subfloor damage to parts of the subsoil drainage should be expected and should be further inspected by a licensed plumber. Inspection of the drainage is excluded from this report.











### Minor Defect 3.05

**Location:** Roofspace

**Finding:** Insulation - Moved

Insulation batts - Inadequate coverage

Information: While the insulation batts have been installed, large gaps in the coverage were noted at the time of inspection due to poor workmanship.

Insulation is vital in maintaining the energy efficiency of the property. Where insulation has not been fitted correctly, the energy efficiency is drastically decreased, and insulation becomes worthless.

All insulation in the roof void should be reinstated. Coverage should butt all edges of the surface area and no gaps should be found.



### Minor Defect 3.06

**Location:** All areas

**Finding:** Windows - Binding/Jamming

Binding and/or jamming of these windows was evident during standard operation. This defect inhibits the functionality of the affected windows as well as creating potential for secondary defects to associated building elements, such as damage to the window jambs.

A window that binds to the frame may have several causes, ranging from minor defects, such as poor installation of the window or movements to building structures.

A qualified carpenter or general handyperson should be appointed to perform rectification works.







### Minor Defect 3.07

**Location:**

All External Areas

**Finding:**

Timber - exposed to weather

All external timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor.









### Minor Defect 3.08

**Location:** All areas

**Finding:** Flooring - Uneven

The internal flooring throughout the property is out of level and uneven which has caused cracked tiles, wardrobe leaning from the wall, doors and windows to jamb . Uneven flooring is likely to indicate defects such as poor site drainage and the subsidence of the subfloor stumps and movement of the foundations of the property. It is advised that a more invasive inspection of the subfloor structures and stumps be conducted by a registered builder, specialist in re stumping and the repackaging of the stumps be conducted where required.







## Minor Defect 3.09

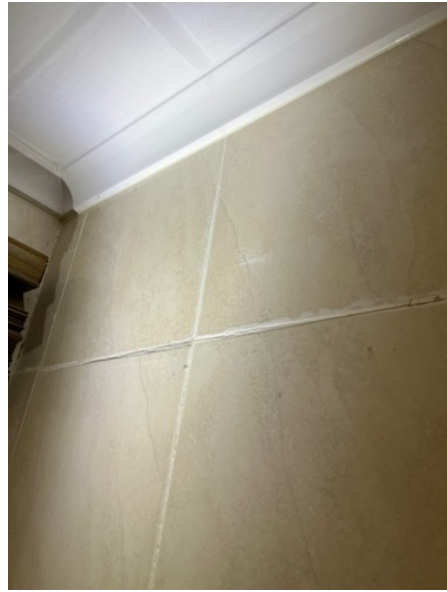
**Location:** Bathroom

**Finding:** Bathroom Area Tile - Cracked

Cracking was evident to the bathroom area tiles at the time of inspection which appears to be due to poor workmanship and water damage. This area is frequently exposed to water and any cracking and loose tiles is likely to allow water penetration. If left unmanaged, water penetration may cause water damage to other elements, and necessitate significant rectification works. Appointment of a registered builder and tiling contractor is required to repair the cracked tiles, so as to ensure no water penetration occurs. These works should be conducted as soon as possible.











### Minor Defect 3.10

**Location:** Exterior Walls  
**Finding:** Brickwork cracking

There are several cracks evident to the sections of brick walls. These cracks usually coincide with openings (windows and doors) however they can present in other areas also. Cracks of this type are likely to have been caused by poor site drainage and flooding which causes deterioration of the bricks, mortar and footings allowing movement of building elements, but may also have a structural cause that is more significant. Noticeable cracks in walls may develop if left unattended with the potential of necessitating remedial works or replacement of sections of brickwork. Consultation with a structural engineer is required to further access the property and where structural instability is found to be the underlying cause of the cracking major rectification works should be expected. Always monitor these cracks and contact a building inspector should cracks widen lengthen or become more numerous.















### Minor Defect 3.11

**Location:** Hall wall

**Finding:** Ceiling Sagging - Hallway

Sections of the hallway ceiling was found to be sagging at the time of inspection. Sagging to the fixed ceiling structure indicates that the building materials have swollen, due to contact with roof leak and water, and that fixings (e.g. nails or glue) have become loose and require reattachment.

Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required, however replacing the ceiling sheets may also be required. Such works may be performed by relevant tradespeople, such as plasterers and painters.

While damage is minimal at this stage a licensed plasterboard contractor should be appointed to repair the ceiling as soon as possible. Insulating the area could be considered by the client once repaired.





### Minor Defect 3.12

**Location:** All areas  
**Finding:** Plumbing and Electrical

All plumbing and electrical need to be serviced and maintained in good working order. Plumbing and electrical inspections are outside the scope of this type of building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes arrangements to have all plumbing and electrical checked to ensure they are in good condition and any rectification works conducted on areas of deterioration and handyman works.

## Non Compliant

### Non Compliant 4.01

**Location:** Backyard  
**Finding:** Perimeter Paving - Insufficient Fall

The perimeter paving or ground levels were found to have an inadequate slope away from the adjoining building structure, creating potential for water pooling in this area.

Perimeter paving is required to fall from the building by a minimum of 25mm in the first metre and bare ground should fall away from the house by 50mm in the first meter. This standard ensures that excessive moisture does not pool in the subfloor and around the base of building structures, which creates potential for water and structural damage, as well as making the area susceptible to termite and timber pest activity.

Where paving or ground levels do not have adequate fall, a licensed paving contractor should be appointed to install or remove and re-level pavement.







### Non Compliant 4.02

**Location:** Bathroom

**Finding:** Back Blocks - Missing

The lack of back blocking to the plaster work was evident in the roof space due to poor workmanship. Back blocking is the process of reinforcing wall and ceiling joints with cut to size pieces of plaster board adhered across of the plaster board joints. Lack of back blocks can lead to cracking and sagging of the plaster board. Further works such as re-gluing of wall and ceiling plaster joints should be conducted and should be performed by a qualified plasterer as soon as possible.



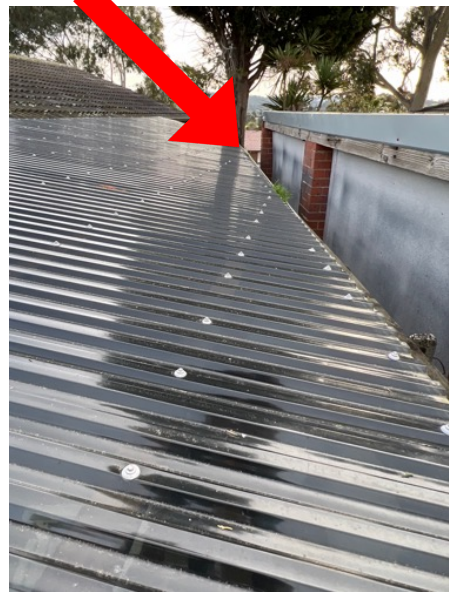
### Non Compliant 4.03

**Location:** Pergola

**Finding:** Pergola - Poor Workmanship

The pergola show a range of defects and non compliant works. A non compliant pergola structures is likely to create strain on associated building elements, creating potential for secondary damage. The pergola is also unlikely to have sufficient support, which will lead to sagging if left unmanaged. It is critical to ensure that the fastenings holding important roof elements together remain structurally sound, correct sized battens and sagging gutters should be replaced. Remedial works are highly advised and should be performed by a registered builder or roofing contractor as soon as possible.







## Additional comments

Visual Inspection



This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking, 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 in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

## For Your Information

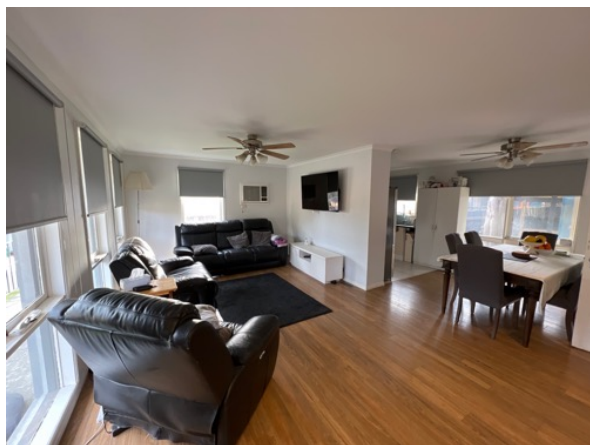
### For Your Information 5.01

**Location:** All areas

**Finding:** Additional Photos - Obstructions and Limitations

Additional photos are provided for your general reference.

The additional photographs are an indication of the obstructions, stored items, limitations, health and safety limitations, which impeded full inspection of the property at the time of inspection. Obstructions as see in the photos can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.



















## For Your Information 5.02

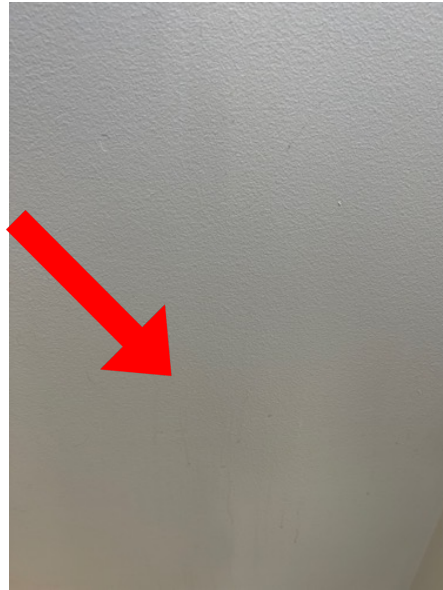
**Location:** All areas

**Finding:** Handyman Works

These repair works including plaster and paint works have been conducted to a handyman level of work and appears to have been completed to a substandard level which doesn't comply with regular building practices. It is highly recommended that the substandard works be rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements. Rectification works are advised as soon as possible by the appropriate trades.







### For Your Information 5.03

**Location:**

Kitchen

**Finding:**

Bench top - Water Damage

Damaged the to kitchen cabinets below the sink was evident at the time of the inspection. Due to the water ingress the cabinets have swollen and lifted the bench top. It's advise to consult with a cabinet maker for rectification works so no further damage is sustained. These works should be conducted as soon as possible.





## For Your Information 5.04

**Location:** Lounge room

**Finding:** Timber flooring

Flooring, including tongue and groove strip flooring; structural plywood and particleboard sheet flooring, is defective if it is not installed according to AS 1684 and the manufacturer's installation requirements.

Colour variations due to natural causes such as sunlight are not defective.

Ghosting, where blemishes appear beneath the finish coat, is defective when visible from a normal viewing position.

Due to necessary machining tolerances a step (lippage) of up to 0.5 mm or slight movement may exist between adjacent floor boards. This step (lippage) should not be evident if the floorboards are also sanded and polished by the builder.



## Conclusion

---

## Building consultant's summary

**As identified in the report.**

# Terms on which this report was prepared

---

**SERVICE** As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Standard Property Report'.

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

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

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

**ACCEPTANCE CRITERIA** The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

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

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

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

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

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

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

### LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).



adequately specified (see Exclusions below).

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

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

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

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

#### EXCLUSIONS

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

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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