

KEVIN BURNS

BUILDING INSPECTIONS

REGISTERED BUILDER 6163



**PRE-PURCHASE VISUAL
STRUCTURAL INSPECTION
REPORT No. 824**

CLIENT: O'Brien

PROPERTY ADDRESS: Mindarie

DATE: 24 April 2017 TIME: 11.00am WEATHER: Fine

VISUAL STRUCTURAL INSPECTION REPORT PREPARED BY:

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VISUAL STRUCTURAL INSPECTION REPORT

PROPERTY ADDRESS: Mindarie

PROPERTY AGE: 21 years (To be confirmed).

As requested a **VISUAL STRUCTURAL INSPECTION** was carried out to report on the structural integrity of the property and to advise of any **major** structural defects viewed.

Primarily, the inspector is engaged to carry out an inspection to determine, in his opinion, the structural integrity of the property but in addition, various maintenance and non-structural items observed during the inspection may be noted for the client's awareness.

Please refer to the terms of the Offer and Acceptance to determine the responsibility of non-structural items observed.

PLEASE REFER TO THE REAR OF THE REPORT FOR IMPORTANT NOTES CLARIFYING THE EXTENT OF THE REPORT, SCOPE OF INSPECTION TO AUSTRALIAN STANDARDS FOR A VISUAL STRUCTURAL REPORT AND DEFINITION OF A STRUCTURAL DEFECT.

**CONCLUSION ON THE STRUCTURAL
INTEGRITY OF THE PROPERTY AT:
Mindarie**

**OVERALL, IN THE OPINION OF THE INSPECTOR, AND
SUBJECT TO THE ITEMS STATED IN THE REPORT, THE
STRUCTURAL INTEGRITY OF THE HOME IS IN SOUND
CONDITION WITH NO MAJOR FAULTS FOUND. THE
PROPERTY WILL REQUIRE GENERAL MAINTENANCE TO
BE CARRIED OUT WHICH IS TYPICAL OF A PROPERTY
THIS AGE.**

Signed



KEVIN BURNS Registered Builder 6163

*This is a report on the structure and does not determine if the appropriate
Building Licences have been obtained for the main house or any additions such
as patios or sheds.*

This report is valid for 2 months from the date of inspection and subject to the
terms and conditions attached.

TERMS FOUND IN THE REPORT

1) GOOD CONDITION- whereby the part of the property being referred to is in a well maintained state and does not require any immediate attention in order to retain its current form.

2) SATISFACTORY CONDITION- whereby the part of the property being referred to is either in a sound or average state and is not likely to cause a structural fault in the foreseeable future but may require some maintenance in the near future.

3) POOR CONDITION- whereby the part of the property being referred to is in a below average state and requires maintenance in order to avoid the possible onset of a structural fault. A maintenance item that is mentioned to be in poor condition will require repairs or replacement.

DEFINITION OF A STRUCTURAL DEFECT

“STRUCTURAL DEFECT” means a fault or deviation from the intended structural performance of a building element and is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of unity, or further deterioration of the building structure. Structural defects do not include any non-structural element, e.g. roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc. general maintenance, or spalling of masonry, fretting or mortar rusting.

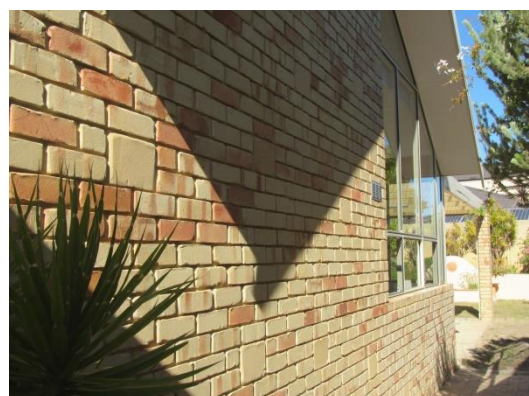
AREAS INSPECTED AT: Mindarie

- 1) EXTERIOR OF THE BUILDING**
- 2) SUB-FLOOR SPACE WHERE APPLICABLE**
- 3) ROOF EXTERIOR**
- 4) INTERIOR OF THE BUILDING**
- 5) ROOF SPACE**
- 6) PROPERTY WITHIN 30m OF THE BUILDING SUBJECT TO INSPECTION**

EXTERIOR OF THE BUILDING

EXTERNAL WALLS

- a) The external face brick walls, where viewed, are in good condition for the age of the property and show no evidence of any major structural faults.
- b) A few movement cracks were noted which are typical in established homes. These cracks appear to be caused by minor settlement and are of no structural concern. It is always recommended to monitor cracking and consult a structural engineer if further movement occurs.



SUB-FLOOR SPACE

NOT APPLICABLE

Mindarie

ROOF EXTERIOR

For safety reasons and possible damage, the roof is not walked on and is viewed from a 2 metre ladder where possible.

a) The colorbond metal roof, in areas viewed, is in good condition for the age of the property and there did not appear to be any major sagging issues.



INTERIOR OF THE BUILDING

INTERNAL WALLS

a) The internal walls, where viewed, are in a satisfactory condition for the age of the property and show no evidence of any major structural faults.

b) Some minor wall cracks were noted which appear to be caused by minor settlement. These can be patched by a plasterer or painter but should be continually monitored. Should any cracks continue to move consult a structural engineer.

c) It appears the shower grouting to the Bathroom may have broken down and caused moisture damage to the reverse side of the wall. This is a very common issue with showers. Generally dampness issues are not part of a structural inspection, but in the opinion of the inspector, because the dampness has penetrated to the adjoining room it could be deemed a defect and possible health issue. It is recommended the cause be confirmed and the shower resealed by a professional company. Refer to the terms of the offer and acceptance to confirm liability for the rectification work.

Mindarie



FLOORS

a) The concrete floor slab shows no evidence of any major structural faults. The slab is mainly covered with tiles, timber laminate and carpet.

b) Cracking of floor and wall tiles was noted in areas. (Example: WC and Bathroom shower). This is quite common and is caused by minor shrinkage and movement of the slab and walls. This would be regarded as a maintenance issue and it is recommended the tiles be replaced using a flexible adhesive. Continue to monitor and should any crack increase significantly in size it is recommended a structural engineer be contacted. **Note:** Spare tiles are stored in the roof space.

Note: The covered floor areas were not visually inspected.

ROOF SPACE

ROOF STRUCTURE

a) The roof structure of the main house is of timber construction and found to be in a satisfactory condition and appears to have performed adequately. The roof is constructed with W.A. hardwoods and pine and where observed was found to be in a reasonable and stable condition, generally straight and solidly built. The roof was inspected from a manhole in the ceiling.

Should a full structural report be required of the roof structure it is recommended a structural engineer be consulted.

Mindarie



b) The roof is insulated with anticon insulation under the roof sheeting. It is recommended insulation be installed on top of the ceiling to further increase the energy efficiency of the home.

THE PROPERTY WITHIN 30m OF THE BUILDING SUBJECT TO INSPECTION

PATIO

a) The roofed Patio is in sound condition and the timber roof structure appears to be performing adequately.



Mindarie

b) The main timber glulam beam is showing signs of rotting. It is recommended treatment be carried out to prevent further deterioration and regular maintainance is advised.



c) The metal posts have rusted severely at the base causing a weakness and in the opinion of the inspector is deemed a structural defect. Due to the extent of the rusting there is a strong possibility the post could fracture in heavy winds. It is recommended the post be rectified by a qualified person.



RETAINING WALLS (More than 700 high and visible from standing on the inspected property.)

a) The brick retaining wall is in a satisfactory condition and no major failure was observed. Some movement cracks were noted which should be monitored. Contact a structural engineer if any movement continues.

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STEPS

- a) The paved steps are in a satisfactory condition.



DRAINAGE

- a) The soakwells installed appear to be performing adequately but monitor during heavy downpours.
- b) The surface water run off appears to be satisfactory. No evidence of major flooding was apparent but monitor during heavy downpours.

MAINTENANCE AND NON STRUCTURAL ITEMS VIEWED

AT: Mindarie

(Separate to Structural report)

In addition, various maintenance and non- structural items observed during the inspection may be noted for the client's awareness. The items represent a general observation only and **are not** intended nor do they cover all the maintenance issues that may require attention.

Please refer to the terms of the Offer and Acceptance to determine the responsibility of non-structural items observed.

ROOF PLUMBING

CEILINGS AND CORNICES

CABINETS

TAPWARE

ELECTRICIAN

BATHROOM

ENSUITE

OTHER ITEMS

Mindarie

1. ROOF PLUMBING

a) The roof plumbing including gutters, downpipes and flashings, where observed, is in a satisfactory condition for the age of the property.

Note: Roof plumbing deteriorates over time and depending on the age of the property and the amount of maintenance carried out deterioration and rusting may have occurred in areas. Only a **general observation** of the roof plumbing was carried out during the structural inspection and roof plumbing issues may only be apparent during rainfall. Should the client have any concerns, or roof plumbing issues arise, it is recommended a full roof plumbing inspection be carried out by a qualified roof plumber.

b) Rusting is starting to occur in various areas to the fascia and gutters. It is recommended treatment be carried out to prevent further deterioration.



2. CEILINGS AND CORNICES

a) The plasterboard ceilings viewed from below are in a satisfactory condition for the age of the property. In various areas joints were visible which is typical for a house of this age.

b) Cornice cracks are evident in a few spots in the home. These are quite normal in houses in Perth and do not indicate any failure, just normal movement of the ceiling frame. These will require patching and monitoring. Overall the cornices are in a satisfactory condition.

Mindarie

3. CABINETS

a) All cabinets including Kitchen, Laundry, Bathroom and Ensuite are in a satisfactory condition for the age of the property.



4. TAPWARE

(Should a full plumbing inspection be required a licenced plumber should be consulted)

a) The tapware appears to be in a satisfactory condition for the age of the property.

5. ELECTRICAL

(Should a full electrical inspection be required a licenced electrician should be consulted)

a) It is a requirement that hard wired smoke detectors are installed in close proximity to Bedroom areas prior to change of ownership. Smoke alarms were sited but not tested.

b) It is a requirement that RCD Safety Switches are installed to the power and lighting circuits prior to change of ownership. RCD safety switches were sited but not tested.

Mindarie



6. BATHROOM

a) The Bathroom was checked and generally found in a satisfactory condition for the age of the property. The vanity doors require adjusting. **Please refer to Item “C” under internal walls.**

b) A maintenance issue which should be continually monitored are the joints between vanity tops, fixtures and tiles. These tend to break down in time and may allow water to penetrate.



7. ENSUITE

a) The Ensuite was checked and generally found in a satisfactory condition for the age of the property.

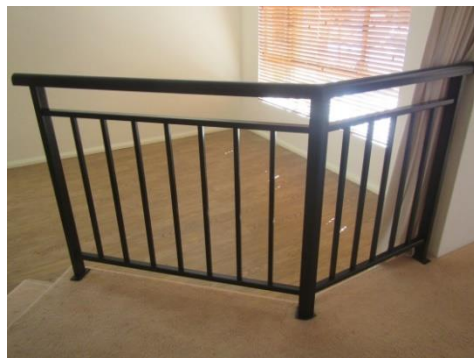
Mindarie

b) There is no evidence of major dampness from the shower cubical viewed. Shower cubicals tend to leak over time due to the break down and cracking of grouting. These areas should be continually monitored.



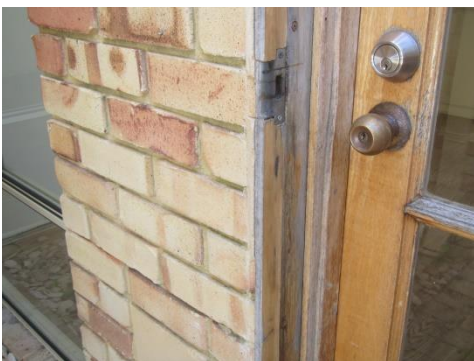
8. OTHER ITEMS

a) The internal balustrading is in a satisfactory condition.



b) External timber work and metal work will require repainting.

c) The timber joinery is showing signs of deterioration. It is recommended maintenance be carried out to prevent further deterioration.



Mindarie

d) The metal door frame to the Garage is showing signs of rusting. It is recommended treatment be carried out to prevent further deterioration.



e) The pipework to the downpipe behind the wall at the front left hand corner of the house is full of sand. No undermining of the footings is occurring but it is recommended the pipework be repaired.



f) The metal garden shed is in a satisfactory condition.



g) Various pavers have sunk in areas. It is recommended these be repaired.

IMPORTANT NOTES CLARIFYING THE EXTENT OF THE REPORT

Please be aware and advised this is a visual report and some faults may not be detected by a visual inspection. Obstructions such as landscaping, vegetation, furniture, window treatments and household items may obstruct viewing. Appliances, Spas and Pools are not inspected.

This report is not intended to advise if any structural members are not to past or current codes, tables and regulations. The property will be inspected for the structural performance and in the opinion of the inspector that existing structural members are performing adequately. The inspector's opinion may vary from other third parties and should the purchaser have any concerns or require further advice a structural engineer should be consulted.

This report is not intended to advise on the compliance of any past and current regulations and codes but to advise on the structure only. Please be aware that properties (especially older ones) were built to totally different regulations and current regulations do not apply.

This is not a full report on all the maintenance and non-structural items that may exist on the property. The items noted are intended as a guide only.

SCOPE OF INSPECTION TO AUSTRALIAN STANDARDS FOR A VISUAL STRUCTURAL REPORT.

The inspection shall comprise of a visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property.

NOTE: The structural report should not contain any assessment or opinion regarding the following:

- a) Any non-structural elements, e.g. roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting tiling, etc.
- b) An assessment of any aspect or component of the property that cannot be seen or that requires testing and or measuring to determine soundness.

continued

- c) Any area or item that was not, or could not be, observed by the inspector.
- d) General maintenance other than that which is deemed to be directly related to the ongoing structural performance of the property.
- e) Serviceability damp defects such as condensation, rising damp, lateral damp, falling damp should only be assessed and reported on where structural damage has occurred, is occurring or may occur (e.g. fungal rot) significant spalling of masonry or concrete structural elements, significant fretting or mortar, rusting of primary structural elements. Stormwater drainage and surface water defects commonly cause or exacerbate foundation instability and these issues should be assessed and reported on where relevant.

TERMS AND CONDITIONS

1. The Client acknowledges that all the information contained in this report document is based on a visual inspection only.
2. This report does not include the inspection and assessment of items or matters outside the scope of this report.
3. This report does not include the inspection or assessment of items or matters that do not fall within the consultants direct expertise.
4. The consultant reserves the right to exempt any area to the property from its report if it can not be safely examined at the time of inspection.
5. No items either internally or externally will be moved during inspection, therefore any defects present in the property at time of the inspection that cannot be viewed due to obstruction by any object are exempt from this report.
6. The structural integrity of all building materials may not be fully ascertained by a visual inspection only.
7. All cracks in the property should be monitored and reinspected by a structural engineer if further movement occurs.
8. All timber balconies and decking structures should be weight rated by a certified structural engineer.
9. This report is valid for two months from the date of report and only valid for the client noted on the front page of the report.
10. Any areas over the height of 2600mm will not be viewed unless prior arrangement is made.

continued

11. Kevin Burns Homes take no responsibility for water leaks or damage temporarily concealed or not visible at time of inspection.
12. Kevin Burns Homes takes no responsibility for any structural faults caused by termite damage to the property. It is recommended that a full termite inspection be carried out by a licenced pest inspector.
13. Kevin Burns Homes takes no responsibility for ceilings that are glue fixed and not screw fixed into position.
14. The plumbing fixtures and electrical appliances are not tested at time of this inspection.
15. The air conditioning, spa baths, heaters, ovens, cooktops, reticulation and pools will not be tested at time of inspection.
16. Kevin Burns Homes shall not be liable to the applicant for damages in respect to the inspection and or report except to the cost of rectification of any defect which should reasonably have been discovered upon visual inspection. The liability of any such claim shall not exceed the sum of \$1000-00 in respect of all defects.
17. This report remains the property of Kevin Burns Homes until full payment has been received.

TERMS FOUND IN THE REPORT

- 1) VERY GOOD CONDITION-** whereby the part of the property being referred to is in an above average state and show all signs of being well constructed originally and well maintained.
- 2) GOOD CONDITION-** whereby the part of the property being referred is in a well maintained state and does not require any immediate attention in order to retain its current form.
- 3) SATISFACTORY CONDITION-** whereby the part of the property being referred to is either in a sound or average state and is not likely to cause a structural fault in the foreseeable future but may require some maintenance in the near future.
- 4) POOR CONDITION-** whereby the part of the property being referred to is in a below average state and requires maintenance in order to avoid the possible onset of a structural fault. A maintenance item that is mentioned to be in poor condition will require repairs or replacement.
- 5) STRUCTURAL FAULT-** A structural fault in a property is any area of the structure that has lost its designed structural integrity. Properties that are suspected to have a structural fault must be inspected immediately to determine the origin of the fault and the repairs required, as some structural faults can be a danger to the inhabitants of the property if not rectified.

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6) SETTLEMENT MOVEMENT- Settlement movement is the normal movement in a property, which can be caused by many factors. Settlement movement occurs to some degree in all properties throughout their life. Contributing factors to the property's settlement movement are:

a) The roof structure will move slightly due to changes in temperature, causing expansion and contraction of the roof framing. This movement can pull or push the walls of the property and cause minor cracking.

b) The stormwater drainage around a property can be a major cause for both internal and external settlement cracks. If a property doesn't have satisfactory drainage, water can pool around the foundations and cause minor movement in the foundations of the property. If the drains are overflowing in wet weather the drainage including soakwells should be checked for blockages and cleaned out.

c) Vibrations from neighbouring construction or excavations can cause minor movement in foundations of an existing property, which in turn causes both internal and external cracking.

d) Settlement cracks usually appear above and below the window and door frames, around the ceiling cornices and between floors of multiple storey properties. Whilst settlement cracks do not usually pose structural problems to a property, all cracks should be monitored and if further movement occurs a structural engineer should be consulted to determine the cause. Settlement crack repairs should be part of a property's annual maintenance plan.

7) MAINTENANCE ITEM- Is any item viewed which requires repairs to ensure the property's overall condition is maintained at an acceptable standard. Whereby the part of the property being referred to, whilst posing no threat to the structural integrity of the property, does require monitoring to ensure its state does not worsen.