

Inspection Report

Provided By

PBG NSW P/L

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Property Address

Test St , Test Town , NSW, Australia



Report Information

Client Information

Client Name	Jane Doe
Report Ordered By	Jane Doe
Email	

Inspection Information

Report/Agreement #	221115042179
Inspection Date:	20 Nov 2015
Inspection Time:	08:00 AM

Building Inspection

-This report Complies with Australian Building Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C and if applicable with AS 4349.3 (Visual Timber Pest Inspection Report)

-By receipt of this inspection report you acknowledge the terms of the pre-purchase building & timber pest inspection agreement previously received and or returned.

-As clearly noted within the agreement non-returned forms will be deemed agreeable to proceed with the inspection, with your full understanding of the agreement and its content in its entirety.

-Note: This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re- inspection after this time is essential.

-We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice.

Areas to be Inspected and Restrictions

-Building elements to be inspected in the nominated areas should be in accordance with appendix "C"

The inspection does not include all building services, furnishings, and the like, that maybe present in the building. A Representative list of exclusions to the inspection Will comply with appendix "D".

-The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include. The Site, Building Interior, Building Exterior, Roof Exterior, Roof Void, Subfloor.

-Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.

-The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering.

-Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

Areas where full Inspection Restricted

-Please refer to each individual area re sections that were incapable of being inspected.

PLEASE NOTE - Since a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, low clearance in sub floor or roof void areas, ducts restricting access in sub floors or roof voids, plumbing restricting access in sub floor area, no access doors or access doors too small to sub floor or roof void and the like; then it follows that defects, timber pest activity and/or damage may exist in these areas and arrangements should be attempted to have these areas inspected.

-reasonable access does not include the cutting of access holes for the removal of screws and bolts or any other fastenings or sealants to access covers.

-Subfloor areas sprayed with chemicals should not be inspected and less it is safe to do so and at the inspectors discretion.

-We do not guarantee in any way that there are or are not any defects, termite damage or live termites in any areas not able to be inspected.

Table of Contents

1. REPORT INFORMATION

REPORT INFORMATION

Inspection Type

Inspection Type

This is a Special Purpose Report.

Used to identify defective items in accordance with all relative and or related Building Codes & Australian standards & will contain recommendations regarding maintenance and or necessary repairs.

CEBA Consulting services were engaged by xxxxxxxxxx to ascertain the likely cause of an ongoing water intrusion into the garaging during rain fall events to the property know as "xxxxxxxxxxxxxxxxxxxx", and to supply this report with such findings.

It is important to note that any recommendations by the inspector are just that (recommendations only).

Should you not agree with the findings simply do not implicate any recommendations.

The inspector takes no responsibility and or liability for any existing or future damage that may occur as a result.

Full responsibility is to be accepted by the builder and or trades persons undergoing any repairs.

Property Information

Inspection details

For the purpose of this inspection, the subject property faces South.
Was occupied and fully furnished with the vendors being present.
During the inspection the weather was fine & dry



Construction description

The subject property is double storey with rendered brick and light weight external linings. The roof is skillion corrugated steel sheeting, a combination of steel gutter & folded Steel box gutter sections with PVC down pipes. 2 car accomodation is located at the front ground floor level with a suspended concrete slab structure directly above with a southerly aspect. All of which is constructed on a concrete slab foundation.

Findings

Please note the following findings:

Picture 1 comments

Watermark noted to the ceiling void section behind load-bearing steel beam supporting the wall above and the concrete suspended Deck

Picture 2 comments

It is recommended that an additional flashing be installed.

The flashing should return down into the box gutter by a min of 30mm for the full length of the gutter be made fully water tight with silicone and riveted in position.

The same flashing should also extend up the roof on the underside of the existing sheeting a recommended min of 450mm finished with a return 10 mm fold along all edges. An additional batten should also be installed at this point.

See pic 3 for examples.

The purpose of this is, it is possible that water capillary action may occur at this point allowing water ingress into the roof cavity. Once in the roof cavity it is likely to track down the wall cavity.

In this particular case the wall cavity is seated on a load bearing steel beam located mid way through the garage in close proximity to the water marking noted in picture 1

Picture 3 comments

EXAMPLE ONLY for picture 2 related comments. Not to scale.

Picture 4 comments

The current excessive sheet overhang May create a wind tunnelling effect aiding water capillary action. Sheet Roof overhangs are defective if they overhang by more than 65mm or less than 50mm.

It may be recommended that the current sheet length be reduced to a 50mm overhang with the pan of the sheet being slightly folded/struck down forming a drip point.

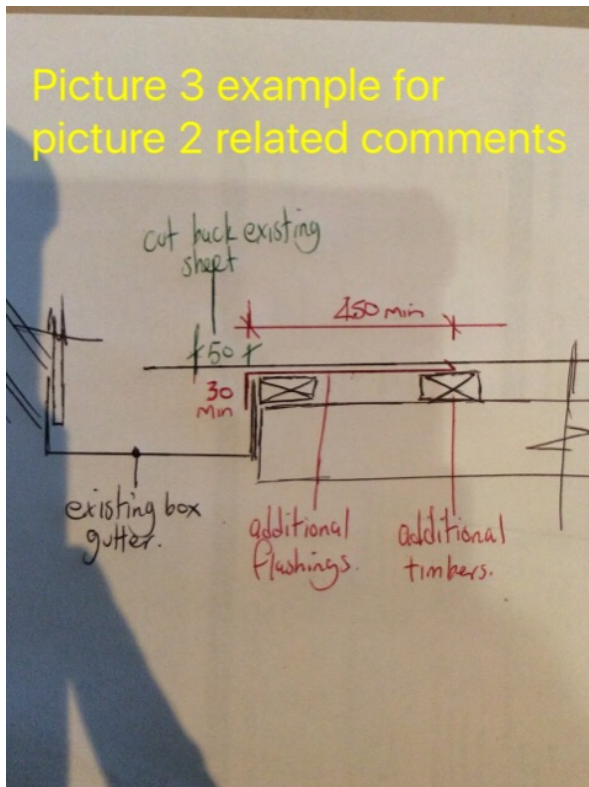
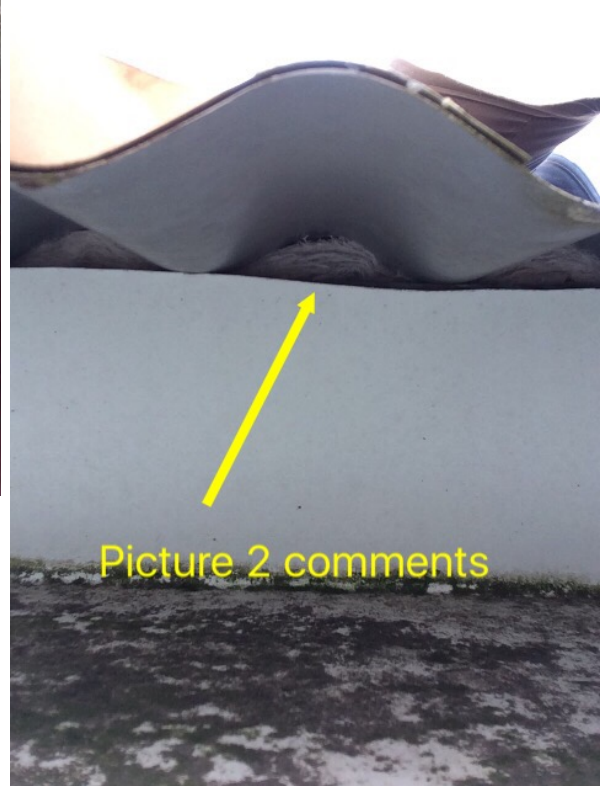
Picture 5 comments

It was noted during inspection that the window sill flashing was installed correctly, however with no relief/discharge points.

It is recommended that a series of weep holes be installed at the base of the window sill flashing, to allow cavity moisture to externally discharge. This may also reduce efflorescence forming at the base of the brick sill soldier course.

Picture 6 comments

It is recommended that spreaders be installed at the base of the downpipes shown in the picture. The speaker piece should have a series of 50mm discharge holes to evenly disperse the water across the roof surface, it is recommended a removable stop end be installed at the end of the spreader piece. This will allow for clearing of future debris and restrict the water flow past this point.





Picture 5 comments



Picture 6 comments

The Inspection and Report was carried out by: Matt
Contact the Inspector on:
For and on Behalf of: PBG NSW P/L

A handwritten signature in blue ink, appearing to be 'Matt'.