

Home Inspection Report



86 Right Lane, Rightsville WA, 6006
Inspection prepared for: John Wright
Inspection Date: 28/2/2010 Time: 2.30 pm
Age: 1982
Weather: Fine and hot

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Items Requiring Attention - Summary

The summary below consists of significant findings. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues.

If there are no items listed below, it indicates that there are no items which require attention prior to settlement of the property proceeding.

Internal Roof Space		
Page 4 Item: 2	Electrical	<ul style="list-style-type: none"> • Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.
Roof		
Page 6 Item: 2	Roof Condition	<ul style="list-style-type: none"> • A number of ridge and hip capping tiles are loose due to cracks in the bedding cement. This is not unusual for a tiled roof, and is often caused by normal movements in the roof frame. This work is required to be undertaken to prevent roof leakage from taking place. • Vine has entered the roof in between the tiles and will be a source of leaks in the future. This requires attention.
Interior Areas		
Page 9 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> • There is no hard wired smoke detector installed. Legislation now states that a hard wired smoke detector is required to be installed prior to settlement taking place. This is required to be carried out by the vendors.
Laundry		
Page 13 Item: 3	Plumbing	<ul style="list-style-type: none"> • The hot & cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. We suggest contacting a qualified plumbing contractor to repair.
Electrical		
Page 13 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • One RCD (Safety Switch) has been installed. In line with the latest regulations another RCD safety switch is required to be installed prior to settlement. This is required to be carried out by the vendors.
Page 14 Item: 2	Power points	<ul style="list-style-type: none"> • There is a loose power point fitting located in the bar area that needs refixing to the wall.

An Overview of the Home Inspection

A Home Inspection is a non-invasive visual examination of a residential home, performed for a fee, which is designed to identify observed material defects within specific components of the home. It is intended to assist in evaluation of the overall condition of the home. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the home and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Within the report you will find items in **RED**. These are items which have been flagged as deficient and require attention. For your safety and liability, we recommend that you hire only licensed contractors when having any work done.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure.

Important - Please Read Carefully

You will note in the report there is set of boxes next to each section with the following written options across the top:

MAINT - PREV - MONIT - DEFR - DEFIC

These are the definitions of these terms which may be selected:

MAINT - MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREV - PREVENTIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFR - DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

DEFIC - DEFICIENT: A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

Inspection Details

1. Attendance

In Attendance: Client not present

2. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection.

3. Enviromental Comments

Deferred We are not trained or appropriately qualified to provide you with any information with regards to rodents, pests, termites and other wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore recommend that you have the home inspected for these conditions by an appropriately qualified and licensed pest control company to conduct a pest inspection in accordance with the latest revision of AS 4349.3.

Structural Summary

1. Items Requiring Attention

MAINT	PREV	MONIT	DEFR	DEFIC

Summary: As requested, I have conducted a visual structural inspection of the residence. The inspection and this report has been undertaken in accordance with the Resicert Inspection Agreement.

Generally, this residence appears to be in satisfactory structural condition. • Some issues that are considered minor from the viewpoint of structural integrity or are preventative in nature, are addressed under the various headings below.

Property Information

1. Structure Style

Observation: Detached • Single Family Home • Single Storey Home

2. Home Orientation

Observation: The front of the home is facing north

3. Property Comments

Comment There is a room addition under the side carport area of the home which is not part of the main house inspection.

4. Structure Type

Materials: Brick and Tile

Foundations

1. Raised Foundation

MAINT	PREV	MONIT	DEFR	DEFIC

Observations This home has a raised foundation. Such foundations typically permit entry to a crawlspace beneath the home, providing convenient access to the water supply pipes, drain pipes, vent pipes, and electrical conduits.

Structural Components

1. Wall Structure Comments

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations The wall structure components appeared functional. • The external walls of the home are of a double brick construction, which contains an internal cavity.

Observations:

- Maintenance: There exists lintels in the exterior brickwork above the window in the lounge that is showing signs of corrosion and requires maintenance.

2. Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations: The ceiling structure appeared functional.

Internal Roof Space

1. Access

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Access was available through a manhole in the bedroom hallway area.

2. Electrical

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.



3. Insulation Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Materials: The ceiling is not insulated.

Depth: Insulation averages about 100 to 125mm in depth

Observations:

- There is no insulation in the ceiling space. It is recommended that insulation be added to improve the efficiency of the home. You may be eligible for the Federal Government rebate for this.



No insulation

Roof

1. Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Observations The timber roof structure appears sound, although some minor deflections due to settling in over time were noted.



2. Roof Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				X

Comments: Roof was walked upon for the inspection

Materials: The clay tile roof covering appears to be in satisfactory condition.

Observations:

- There are some clay tiles which are fretting within the roof space. This is often the case for these type of tiles close to the coast. This should be monitored into the future, and where necessary, tiles should be replace
- A number of ridge and hip capping tiles are loose due to cracks in the bedding cement. This is not unusual for a tiled roof, and is often caused by normal movements in the roof frame. This work is required to be undertaken to prevent roff leakage from taking place.
- Vine has entered the roof in between the tiles and will be a source of leaks in the future. This requires attention.



Fretting tiles



Vine in roof space



Ridge capping deficient



Hip capping deficient

3. Flashing

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The roof flashing, where visible, appears to be in satisfactory condition. Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.

4. Gutter

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- The gutters have some surface rust in some locations. It is recommended that a bitumastic paint is applied to these gutters to prevent further rust from occurring and prolong the life of the gutters.
- The gutters should be regularly cleared of debris to ensure the proper flow of water from the roof. If necessary, install Gutter Guard or a similar product where this has not already been done, to prevent the outlets from becoming blocked.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathroom, Kitchen or Laundry areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets, and includes the testing of a representative number of windows and doors. However, we do not move furniture or the contents of closets or cabinets, lift carpets or rugs, and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

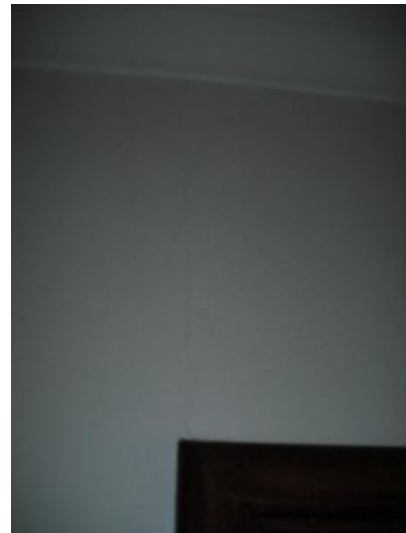
Materials: Plastered walls noted which appeared functional.

Observations:

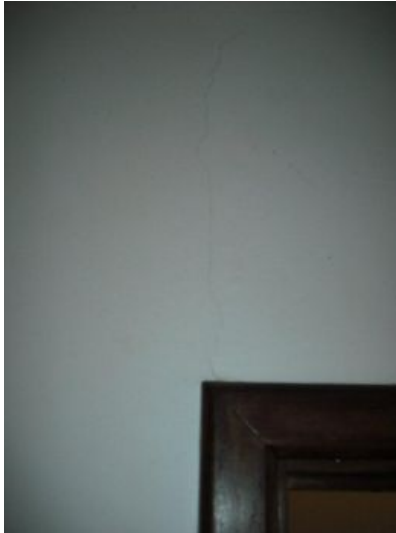
- Due to normal minor differential settlement of the foundations, small cracks have appeared through internal walls at various places throughout the house. These cracks do not appear to have affected the overall structural integrity of the house and can be patched normally.
- There is evidence of dampness in the wall which is adjacent to the shower. This is a result of the seals and tile joints not functioning correctly. The tiles and joints should be checked for leaks and resealed to prevent any further dampness. Then the wall should be allowed to dry out fully before being repaired.



Dampness in walls



Wall cracks present



2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		X

Materials: There are plasterboard ceilings which appear functional.

Observations:

- There is what appears to be old water stains in the lounge ceiling covering. Inspection within the roof space and of the roof covering did not reveal an obvious source of any leak, which is difficult to detect when it is not raining. We suggest that you monitor this area during heavy rainfall to confirm whether any maintenance work is required. This is important because our inspection does not warrant or guarantee the roof against leakage.



Old water stains

3. Ceiling Fans

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Operated normally when tested, at time of inspection.



4. Smoke Detectors

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- There is no hard wired smoke detector installed. Legislation now states that a hard wired smoke detector is required to be installed prior to settlement taking place. This is required to be carried out by the vendors.

5. Doors

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The exterior doors function satisfactorily.
- The interior doors function satisfactorily.

6. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Materials: Aluminum framed sliding window noted and functioned normally.

Observations:

- Broken/cracked glass pane noted, repairs needed.



Cracked pane

Bathroom and Toilets

Bathrooms can consist of many features from spas and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may

be undetectable due to problems within the walls or under the flooring..

1. Toilets

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Toilet seat cover loose; recommend tightening.
- Operated when tested. No deficiencies noted.

2. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The sink and related components functioned normally when tested.

3. Exhaust Fan

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The bathroom exhaust fans responded to normal user controls.



4. Heating

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Heat lamp mounted in the ceiling noted in this room. At the time of the inspection, it appeared to be functioning and in serviceable condition.



5. Mirrors

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:
 • The mirror has a loose frame.

6. Showers

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:
 • The hot water tap handle is leaking in the upstairs shower and requires servicing.

7. Shower Walls

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:
 • Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

8. Bath Tubs

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
 • The bath tub and related components operated normally when tested.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
 • No deficiencies observed on all kitchen cabinets.

2. Dishwasher

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:
 • Dishwasher was not tested as this is not within the scope of our inspection.

3. Cook top condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:
 • The cook top operated to normal user controls. The self igniter on two of the hotplates is not working and requires servicing.



Gas cook top

4. Oven & Range

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The electric oven elements were tested at the time of inspection and appeared to function properly.

5. Sinks

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- The sink and related components are functional.
- Slow drain at sink with gurgling which may indicate that the drain line needs to be cleaned and/or that the drain is not properly vented.

6. Vent Condition

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Materials: The exhaust fan is functional

Observations:

- Exhaust fan vibrates or is excessively noisy. This may indicate a worn armature or bearings. The fan may eventually need to be replaced to correct this condition.

Laundry

1. Cabinets

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- No deficiencies observed for the laundry cabinet.

2. Wash Basin

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Drain line leaks under sink.

3. Plumbing

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations:

- The trough and related components are functional.
- The hot & cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. We suggest contacting a qualified plumbing contractor to repair.



Electrical

1. Electrical Panel

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Location: Main Location: • West side of the house.

Location: Located in the garage.

Observations:

- One RCD (Safety Switch) has been installed. In line with the latest regulations another RCD safety switch is required to be installed prior to settlement. This is required to be carried out by the vendors.



One RCD. Another required.

2. Power points

MAINT	PREV	MONIT	DEFR	DEFIC
				X

Observations: All tested interior and exterior power points were functional.

Observations:

- There is a loose power point fitting located in the bar area that needs refixing to the wall.



Loose power point

3. Lights and Switches

MAINT	PREV	MONIT	DEFR	DEFIC
X				X

Comments: All tested interior and exterior light fixtures and switches were functional.
Observations:
 • There is a loose light fitting in the outside storeroom which requires refixing to the ceiling.

4. Internal Roof Wiring

MAINT	PREV	MONIT	DEFR	DEFIC

Materials: Wiring appears to have been replaced

Water Heater

1. Water Heater Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Heater Type: There is a gas storage hot water heater located on the west exterior.
Observations:
 • Tank appears to be in satisfactory condition -- no concerns.



Gas storage hot water system

Air Conditioner

1. Reverse Cycle Air Conditioner

MAINT	PREV	MONIT	DEFR	DEFIC

Type: The split-system wall mounted A/C units responded to normal user controls at the time of the inspection.



Exterior Areas

1. Eaves & Facia

MAINT	PREV	MONIT	DEFR	DEFIC
X		X		

Observations:

- Water stains were noted under the eaves which is an indication that the gutters have overflowed in the past.



2. Exterior Paint

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.



3. Render

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- There are spider-like cracks in the smooth stucco finish that are considered commonplace and not a cause for concern.

4. Walls

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Materials: The brick wall covering is in satisfactory condition.

Observations:

- There are a number of flower beds which are adjacent to the external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be placed between the flower bed and the external walls. If these beds are retained it is important that any watering is directed away from the building and kept to an absolute minimum and is controlled.
- A lintel is normally a steel angle section that supports brickwork over a window or door opening. There are lintels located in the external walls located ????? which have surface rust. If these lintels continue to rust they may expand causing horizontal cracks in the brickwork being supported. It is recommended that the lintels are prepared and painted with a rust guard coating to prevent any further rust from occurring.



Flower beds



Flower beds

Grounds

1. Driveway and Walkway Condition

MAINT	PREV	MONIT	DEFR	DEFIC

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Observations:

- Some of the down pipes do not have soak wells installed. This allows the water discharged to pool beside the external walls and soak in adjacent to the structure. This can cause foundation settlement, dampness in external walls and can create an ideal environment for termites. It is recommended that either soak wells be installed at least 3 meters away from the building for all downpipes or alternatively all water is directed at least 3 metres away from the external walls.



No soakwells

3. Patio Enclosure

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure. Some maintenance and painting of the steel structure is required.



4. Fence Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Super 6

Observations:

- Appeared serviceable at time of inspection.



Garage

1. Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There is large metal shed in the rear yard.

Observations:

- Appeared functional and structurally sound.



Rear Shed

2. Roof Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal roof sheeting appears to be satisfactory.

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Garage Opener Status

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Appeared functional using normal controls, at time of inspection.

Thank you

Thank you for the opportunity to undertake this inspection for you. We value your comments and suggestions as well as any positive feedback.

You can do this quickly and simply through our website at www.perthhomeinspector.com.au/feedback.html

Feel free to refer us to any friends or family that would benefit from our services. We can assure you that they would receive the highest level of service and attention.

If you have any questions or require further information please do not hesitate to contact me directly.

Thank you once again.
Yours Sincerely



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