



Peace of Mind Home Inspections


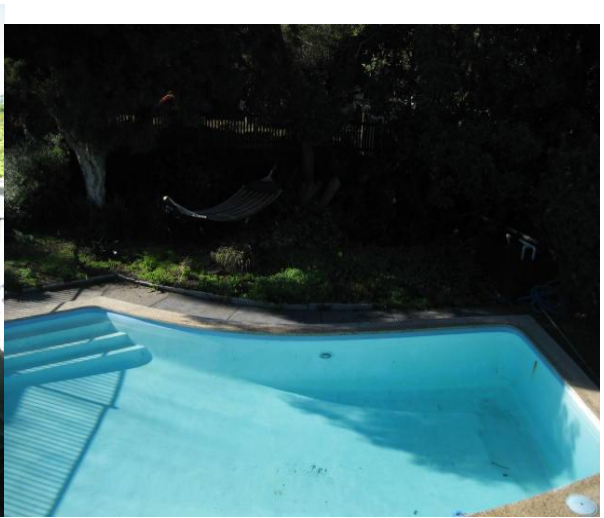
Pre Purchase Building and Pest Inspections

Call today: 0403 350 581

Visual Pre Purchase/Swimming Pool & Pool Safety Inspection Report

To comply with Australian Standards AS1926.1&.2-2007 AS4349.0-2007

1.0 CLIENT DETAILS:	
Client:	
Contact Details:	
Job Invoice No:	
Report Ordered by:	Vendor / Purchaser / Conveyancer / Agent
Inspection address:	
Inspection Date & Time:	<u>Date:18/6/13</u> <u>Arrival time: 9:45</u> <u>Departure time: 13:00</u>
Weather Conditions at time of inspection:	Raining / Damp / Cloudy / Fine / Dry
Persons present at time of inspection:	Inspector/ client at the end of the inspection



Front Elevation of the Inspected Property

Please take the time to completely read this swimming pool & pool safety inspection report so you are able to make a fully informed decision prior to the dwellings actual purchase.

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REQUIREMENTS...

WHAT IS?

AS: 1926.1-2007 SWIMMING POOL SAFETY & BARRIERS

AS: 1926.2-2007 LOCATIONS OF BARRIERS

A Child: 5 and under

“Saving Aussie Kids”

10mm: Maximum gap on the latch side between the fence and gate posts

100mm: Maximum spacing under the fencing and between the vertical balusters

150mm: Maximum distance for the gate latch down from the top of the gate shielded in Perspex, 450 radius

450mm: The minimum radius to the gate latch shielded area

900mm: The **NCZ, NO CLIMB ZONE**, minimum distance and also the radius to upper level balconies

1200mm: The minimum overall pool fence height

1500mm: The minimum latch height above the pool fence gate

1800mm: The minimum distance for 2nd story decks to be outside the pools water edge, or other Australian Standard conditions will apply

2.0 SWIMMING POOL & SAFETY INSPECTION FEE & INSPECTION AGREEMENT

This agreement forms part of this (Pre Purchase) Swimming Pool & Safety Inspection Report.

(Instructions, Offer & Acceptance, Form of Valuable Consideration and Instructions applies here.)

(Definition: Instructions; the purchaser has given verbal or written directions to carry out this swimming pool & safety inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)

(Definition: Offer and Acceptance; analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)

(Definition: Valuable Consideration; it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)

(Definition: Acknowledgment; I confirm I have read this Inspection Report and agree to call, Text, SMS or email the Inspector to advise him/her I have done so. I also acknowledge that if I do not contact the Inspector, then the Inspector will contact me to ensure I have read and understand this report. The Inspector may answer any questions pertaining to the property associated to this report.) (Hjr007-3/2012)

Agreement No: 7 day account	Client:
Phone No:	Property at:
You agree to a fee of \$ for this Pool/Property Inspection and Report	

TYPE OF PROPOSED INSPECTION ORDERED BY YOU: VISUAL SWIMMING POOL INSPECTION and REPORT & SWIMMING POOL SAFETY CERTIFICATION

Inspection & Report: The swimming pool inspection and pool safety identification will be within the requirements of Australian Standards AS1926.1 & 2-2007 and AS4349.0-2007 and sections of AS4349.1-2007

In ordering the inspection, you agree that the inspection will be carried out in accordance with the following clauses and at the agreed fees which also defines the scope and limitations of the inspection and the report.

INSPECTION SCOPE & THE REPORT:

1. **The purpose of the inspection is to provide advice to a prospective purchaser/investor or a homeowner regarding the condition of the swimming pool, the safety factor and its surrounding areas within this property at the date and time of the inspection.** Areas for Inspection shall cover all safe and accessible areas only.
2. This inspection shall comprise of a visual assessment only for the swimming pool and all associated areas within the boundaries of the pool fences.
3. Subject to safe and reasonable access the Inspection will normally report on the condition of the swimming pool, its perimeter fencing, its filter system, all associated paved and garden areas. Solar roof mounted heating panels are NOT accessed to 2nd story roof levels due to OH&S reasons as it is unsafe to access roofs over 3.6 off the ground level unless agreed to.
4. The inspector will report individually on Major Defects and Safety Hazards evident and visible **on the date and time of the inspection.**
5. The report will also provide a general assessment of the swimming pool and collectively comment on Minor Defects which would form a normal part of swimming pool maintenance.
6. **A safety Certificate will be issued once all (if found) defects have been rectified and the site reinspected. A re-inspection fee of \$...../..... will apply. A safety certificate fee of \$...../..... applies. A 12 month renewal will be required.**
7. All assumptions are based on the experience, accreditations and qualifications of the inspector carrying out the inspection/s.

LIMITATIONS:

8. The Inspector will conduct a non-invasive visual inspection only which will be limited to those accessible areas and sections of the swimming pool area to which Safe and Reasonable Access is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of the inspection. Those areas may be the subject of an additional inspection upon request following the provision of reasonable entry and access at an additional fee.
9. The Inspection WILL NOT involve any invasive inspection methods at this time including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to ducting, foliage, mouldings, debris, floor or wall coverings, pavers, any external furnishings or personal possessions whether they are scattered or in place. Further instructions will be required for the conducting of any form of invasive inspections.
10. The Inspection and Report compares the inspected swimming pool with a pool 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 durability.
11. The Inspection excludes the areas below the ground level and other areas that are concealed or obstructed. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures.
12. The Report is not a Certificate of Compliance that the swimming pool complies with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the swimming pool in the future. A safety Certificate will be issued once all defects, if found have been rectified and the site reinspected. A re-inspection fee will apply.
13. This inspection is not for the structural integrity of the pool shell. If a structural report is required then a Structural Engineer must be engaged to provide details as instructed. Should you require a report of the Structural Integrity of this pool shell then you must obtain the original Certification for the Engineer who designed the original pool slabs shell steel reinforcement. An additional alternative is to seek these structural details from your local Councils construction files.
14. If the property to be inspected is occupied then you must be aware that exterior furnishings or other items may be concealing evidence of problems, termite damage or covered pipe leakage which may only be revealed when the items are moved or removed or areas excavated. Where the Report says the property is occupied you agree to: Obtain a statement from the owner as to any Timber Pest activity or damage, timber repairs or other repairs, alterations or other problems to the swimming pool known to them, any other work carried out to the property including Timber Pest treatments, obtain copies of any paperwork issued and the details of all work carried out. Indemnify the Inspector from any loss incurred by you relating to the items listed above where no such statement is obtained.
15. The Inspection and Report WILL NOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.
16. You agree that we cannot accept any liability for our failure to report a defect that was concealed by the owner of the Pool and its associated areas being inspected and you agree to indemnify us for any failure to find such concealed defects.
17. **NOTE:** Where our report recommends another types of inspections including an invasive inspection and report then you should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If you fail to follow our recommendations then you agree and accept that you may suffer a financial loss and indemnify us against all losses that you incur resulting from your failure to act on our advice.

- 18.** The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the swimming pool will continue under as residential use only.

GENERALLY:

- 19.** In the event of an issue, dispute or a claim arising out of or relating to the inspection or the report, or any alleged negligent act, error or omission on our part or on the part of the inspector conducting the inspection, either party may give written notice of the issue, dispute or claim to the other party. If the dispute is not resolved within twenty eight (28) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator or arbitrator. HouseSafe offers such Mediation for accredited inspectors at an agreed fee. All costs shall be met equally by both parties or as agreed as part of the mediation process and or settlement.

20. THIRD PARTY DISCLAIMER:

We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than you in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law.

- 21.** The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of the swimming pool inspection. The inspector shall also determine whether sufficient space is available to allow safe and reasonable access. At times filter systems are in the sub floor areas therefore if the sub-floor area appears to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe to do so.

Area	Access Panel	Crawl space	Accessible Height
Roof Space:	400mm x 500mm	Minimum of 600mm x 600mm	From a 3.6m ladder off a level platform and only if it is safe to do so
Roof Exterior:	-	-	From a 3.6m ladder only and off a safe level ground surface
Subfloor:	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access

- 22.** We invite you to contact the inspector shown on the last page of this report so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property or deal with what is required to this swimming pool and its associated areas. This is the final area of Acknowledgment required by both parties to this inspection agreement.

DEFINITIONS:

You should read and understand the following definitions of words used in this Agreement and the Report. This will help you understand what is involved in a swimming pool inspection, the difficulties faced by the inspector and the contents of the Report which we will provide you following the Inspection.

Acceptance Criteria: The Swimming Pool shall be compared with a pool 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.

Accessible area means an area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.

Client means the person(s) or other legal entity for which the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf. (See also "You/Your" below)

Limitation means any factor that prevents full achievement of the purpose of the inspection.

Major defect means a defect of sufficient 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 means a defect other than a Major defect.

Property means the swimming pool structures and boundaries etc up to thirty (30m) metres within the boundaries of the land on which the building and swimming pool is situated.

Structural Inspection means the inspection shall comprise 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 and swimming pool. To be carried out by a Structural Engineer.

Safe and Reasonable Access does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.

The Standard defines the extent of safe and reasonable access as follows:

"The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of the inspection. The inspector shall also determine whether practical and sufficient space is available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal."

Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers or going on roof exteriors over 3.6 from ground level.

CLIENT ACCEPTANCE:

I/We accept these terms and conditions of this agreement: Name:.....

Client's Acceptance/Signature Dated

NOTE: You agree that in signing this fee and inspection agreement, you have read and understand the contents of this agreement and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection and any other associated Safety Certification fees on delivery or as previously agreed at the time of ordering the report.

NOTE: If you fail to sign and return a copy of this agreement to us and do not cancel the requested inspection then you agree that you have read and understand the contents of this agreement and that we will carry out the inspection on the basis of this agreement and that, we can rely on this agreement.

Please fax or email this agreement to: . mikpeace@yahoo.com..... 83763504.....

3.0 SUMMARY OF THIS INSPECTION:

3.1 OVERVIEW:

The following summary below of **Satisfactory, Average and Poor** apply to the overall condition of the swimming pool if and when stated within this report document:

SATISFACTORY	The areas inspected appear to be in serviceable and sound condition without any significant visible defects.
AVERAGE	The inspected areas evident require repairs and or maintenance which are consistent with the age of the property.
POOR	The areas inspected require major repairs and or replacement due to its age, poor maintenance, deterioration or not being completed to an acceptable standard of workmanship and not in a tradesman like manner.

OVERALL CONDITION OF THE SWIMMING POOL & ASSOCIATED AREAS:	<i>Average</i>
THE POOLS COPING:	<i>Average</i>
THE POOLS PERIMETER DRAINAGE AND SURROUNDS:	<i>Average</i>
THE FILTER SYSTEM:	<i>Average</i>

THE BARRIER FENCING:	<i>POOR</i>
THE FENCING BARRIER'S GATES:	<i>POOR</i>
THE CPR CHART	<i>Not installed</i>

NOTE: Other photos not shown in this report may have been taken of this property and pool areas indicating the inspector's observations on the day in relation to any excessive foliage growth, damaged retaining walls, pool areas, interfering neighbouring trees and or foliage, areas that are not part of this inspection, termite matters, blocked and or hindered access areas and of any other issues not covered.

NOTE: This report does not advice on events or any further damage occurring to the property post the inspector departing the property.

NOTE: All sealed concrete and tiled surfaces may become slippery when wet. Should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

3.2 THE PURPOSE OF THE INSPECTION:

The purpose of the inspection is to provide advice to a prospective purchaser or any other interested party regarding the visual condition, appearance, associated areas, filter operation and safety concepts and operation of the Swimming Pool barrier/fencing/gates and its associated areas at the time and date of this inspection.

The advice is limited to the reporting of the condition of the Swimming Pool in accord with Appendix C - AS4349.1&.0 2007 and in compliance with AS1926.1-2007 & AS1926.2-2007.

3.3 THE SCOPE OF THE INSPECTION:

The inspection comprised of a visual only assessment and inspection of the Swimming Pool and filter, all associated areas and its barrier fencing/gates only to identify major defects and safety hazards and to form an opinion and provide a conclusion only regarding the general condition of the swimming pool and barrier/s at the time of inspection.

This is not a report on the swimming pools water quality.

This report is not and does not assess the Structural Integrity of the swimming pool unit.

It is advisable however if required, the Engineers Certification of the Structural Integrity of the swimming pool as to when it was first built.

This certificate can be obtained from the municipalities local Council, if you apply to them.

An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and therefore does not form part of this swimming pool inspection report.

This inspection is not a compliance report nor is it a certificate of compliance in relation to the swimming pool and barriers or in relation to the positioning of or the finding of the properties existing sewer lines.

It is essential that a most recent sewer diagram be sought to determine the sewers position in relation to the position of the swimming pool's area.

3.4 SAFETY CERTIFICATION:

A Safety Certificate will be issued once all and or any defects have been rectified and the site has been re-inspected. A Re-Inspection fee of \$150 will apply. This Certificate is for 12 months only.

3.5 ACCEPTANCE CRITERIA:

The swimming pool shall be compared with one that was constructed in accordance with the generally accepted practice at the time of its construction and which has been maintained such that there has been no significant loss of strength and serviceability.

See attached Inspection and Fee agreement for further descriptions.

3.6 NOISE CONTROL:

Any potential noise-generating motor, filtering equipment or machinery associated with or forming part of a swimming pool water treatment system, shall be located so as not to cause a noise nuisance for any adjoining neighbours.

These items must be capable of being operated in accordance with the noise requirements of the Protection of the Environment Operations Act 1997.

Should the noise-generating item not be located an adequate distance from adjoining occupancies, the item shall be acoustically treated to reduce noise levels to an acceptable level.

An acoustic cover is a more prudent way of reducing noise and also in protecting the filter systems exposed electrical cables and filter pumps casings.

3.7 OBSERVATION OF DEFECTS AT THE TIME OF THIS INSPECTION:

Defects are categorized into 6 areas as described below.

These descriptions are clearly defined in AS4349.1-2007 Table 3.3 "Type of Defects."

A-Damage (visual disruption or breakage resulting in loss of value or the impairment of usefulness,)

B-Distortion, warping and twisting (a change in the shape of an image resulting from imperfections from its intended location,)

C-Water penetration, damp related (the presence of moisture and/or egress or entry of forms of water and dampness into unintended locations,)

D-Material deterioration (rusting, rotting, corrosion, decay) (alteration of the products or elements original intended finish,)

E-Operational (not being fit for proper functioning and /or ready for use,)

F-Installations & Appearance (inappropriate fitting and finish of a products intended use)

3.7.1 Summary of MAJOR DEFECTS:

Being a defect of significant magnitude that requires immediate rectification. At this inspection we will assess and appraise the pools building elements for the presence of visible defects.

My observation of visual Major "Defects" found at the time of this inspection:

1/ Unprotected patches of fibreglass strands visible on the floor of the pool in areas (requires immediate repair by a fibreglass specialist / pool builder to prevent further erosion of the fibreglass coating)

2/Pool gate does not automatically close

3/The safety fence is too low (under 1200mm) and is wobbly in areas

4/There is no CPR chart installed

5/Rear boundary fence is leaning over and has fence loose sheets (in poor condition overall)

3.7.2 Summary of MINOR DEFECTS:

Classified as anything other than a major defect.

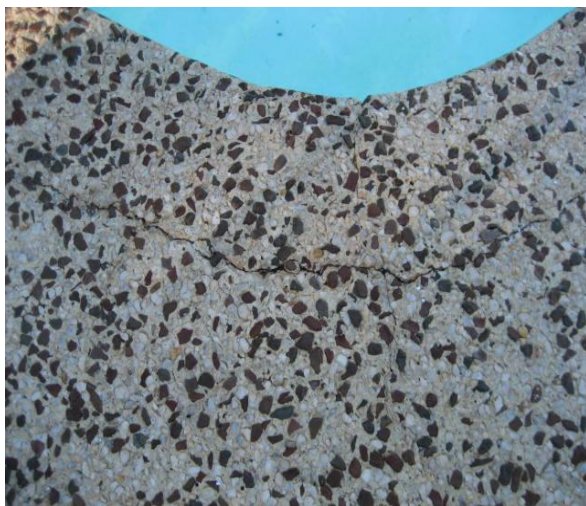
My observation of visual Minor "Defects" found at the time of this inspection:

- 1/ Cracks in the concrete path surrounds
- 2/Poor site drainage
- 3/Cleaning equipment is lying around on the ground
- 4/The pump leaks from the lid when the pump is turned off.
- 5/ The pool filter timber fence has broken timber slats.
- 6/ The deep end looks like it has had fibreglass repairs in the past
- 7/ The pool filter gauge has cracked glass
- 8/ The pool filter water outlet is rust stained



Pool fence is less than 1200mm high by 115mm

Pool gate does not close itself



Cracks in pool edge coping



Filter outlet rust stained



Cracks in concrete paths surrounding the pool
may be a trip hazard



Broken timber slats



Gaps in rear boundary fence may allow unrestricted
Pool area access by neighbours kids / pets etc

Description and ID of the Property and Pool Inspected:

Type: For the purpose of this report this residential dwelling has a street frontage facing: West

Site Topography: Falls to the: West

Swimming Pool area:

Construction Type: Fibreglass

Interior: Fibreglass.

Verandas or Balconies facing and or within pool area: How many: 1

Pool Fencing: YES, Type: Steel, Integrity: POOR, Gate operation: POOR

CPR chart: NO

In general:

Any pool fences and associated pool areas that are part of or within a dwelling must also be compliant with the Local Council's legal requirements.

All windows and doors that directly face a pool area must be self-closing and self-latching or a non-removable security mesh screen must be fitted to those windows and fixed door units.

Balconies and decks facing pools must be compliant with the relevant standards.



The pool area



This small wall becomes a step which makes
The fence no climb zone well under 1200mm high
Which is the legal minimum requirement.

4.0 ACCESS AT THE TIME OF THE INSPECTION

Areas Inspected & Areas Not Inspected and Why:

The southern fence was covered ivy

1. **The Areas Inspected were:**
 - a. the Pool and all associates areas,
 - b. the Pool Barrier/Fencing and Gates,
 - c. the filter system and associated areas,
 - d. the pool areas Boundaries
2. **Therefore the Areas or Sections that Access SHOULD be fully gained are:**
3. 1/ .The southern fence(both sides).....
 2/ .The east side of the east boundary fence.....



Southern fence covered in ivy

4. **The Areas that were NOT Accessible for Inspection are and the reasons WHY were:**
 - a. To sections of the boundary fence

Further Inspection of these areas above is essential once access has been obtained at an additional cost

5. **The Areas in which Visual Inspection was Obstructed and reasons WHY were:**
 - a. To sections of the boundary fence

Further Inspection of these areas is essential once access has been obtained or when this property has been vacated and the foliage trimmed back at an additional cost.

5.0 TERMINOLOGY & GLOSSARY of THEIR DEFINITIONS

GLOSSARY OF TERMS: (This explains basic Building Elements in layman terms.)

ACCESSIBLE AREA - An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

ACCESS HOLE - Access hole An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

AGG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.

BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

CLIENT - The person or other entity for whom the inspection is being carried out.

CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

DEFECT - Fault or deviation from the intended condition of a material, assembly or component.

DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

GOING - In a stair the horizontal distance from the face of one riser to that of the next.

HINDERED ACCESS - The inability to access this area stated in this report.

INSPECTION - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

INSPECTOR - Person of organisation responsible for carrying out the inspection.

LIMITATION - Any factor that prevents full or proper inspection of the building.

LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

MAJOR DEFECT - A defect of sufficient 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.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

PERP - A vertical joint in masonry construction.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

RISER - The vertical face of a step in a stair flight.

SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.

SEPARATION - Gapping formed between the two surfaces stated.

SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.

SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

SOLDIER COURSE - A course of brickwork laid on its end.

STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

STRUCTURAL DEFECT - Fault of deviation from the intended structural performance of a building element.

STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.

TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.

TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

PLUMBING AND DRAINAGE TERMS (hjr007-sps)

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. Also called **ABSORPTION PIT**, **ABSORPTION WELL** OR **SOAKAWAY**.

GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called **GULLY**.

JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one storey in height.

SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means of a **SUMP PUMP**. Also called **DRAIN PIT**.

BOUNDARY TRAP - A trap in the property service drain, usually near the boundary of a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called **INTERCEPTOR TRAP**.

GREASE TRAP - A device in the shape of a box with baffle plates to slow the flow of liquid waste and prevent the passage of greasy substance into the drainage system. Also called **GREASE INTERCEPTOR TRAP**.

P-TRAP - A trap in which the inlet leg is vertical and the outlet leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection of silt, sand or grit.

VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball or the flexing of a diaphragm.

FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as **FLOATING BALL VALVE**.

MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.

NON-RETURN VALVE - A valve which prevents the reversals of flow by means of a flap or mechanism. Also called **CHECK VALVE**.

PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined value in the downstream side. Also called **PRESSURE LIMITING VALVE**.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

6.0 PHOTOGRAPHIC EVIDENCE of our FINDINGS TO THE AREAS INSPECTED:

Findings of this Inspections Cracking to the External and Internal Building Elements:

Is there cracking to the associated Building Elements? **NO**

(NOTE: Cracking within the categories below will require a Structural Engineers Inspection for a complete determination on the effects to this dwelling prior to you making a decision to purchase.)

)

Cracking Categories: Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm -5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Note weather tightness can be impaired, 5.0mm-15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm -25.0mm.

The cracked areas	Photo of crack in report	Approximate width & length of the cracking
No	NO	NO

Further details of this Inspection

Sites foundation materials:

The dwelling appears to be on a clay foundation.

General Comments:

This Swimming Pool structure is within the rear yard of the inspected property and is totally within the excavated yard area with a cracked pebblecrete coping and cracking surrounds.

The pool's barrier fence has:

- 1/ Inadequate post brackets at the base
- 2/ Fence is not rigid
- 3/ Fence is to low in areas
- 4/ Objects are within the "No climb zone" (concrete post pads etc)

The fence gate/s do not operate as intended:

- 1/ It does not self close
- 2/ It is wobbly
- 3/ The adjacent posts are wobbly
- 4/ It is out of plumb

Any visible climbing items like statues, pots and plants, barbecues, pizza ovens, tables and chairs **MUST** be removed a minimum of 1.0metre away from the pool's fencing to prevent a child from climbing over the actual fence barrier.

Site Conditions:

Fence: metal pool fencing is in place.

Retaining Walls were: 1/ Steel framed, rendered blue board

Local Council's Pool Safety requirements are to apply to this pool and its fencing/barrier areas.

A pool fence safety booklet should be obtained from your Local Council as a ready reference for the future.

Findings and Identification of the Swimming Pool as Inspected:**Type:**

Fibreglass shell

Fibreglass internal water edge

Pebblecrete coping

Interior:

Fibreglass

Equipment:

Manual pool cleaning equipment being a brush/leaf scoop/a telescopic pole/hose/ hose/vacuum head were within the pool area at the time of this inspection.

Summary of the items identified at the time of this inspection:

** Pool filter unit was tested and was found to be operating as intended,*

** The backwash setting and its operation tested as intended to the filter system,*

** A full water test is required, by others,*

** NOTE: Interior lights are not tested at this visual pool inspection, unless stated otherwise,*

POOL FENCE SAFETY INSPECTION:

FAILED.

If FAILED, the Safety Certificate will only be issued once all the non-compliant and breached areas, fencing, gates and any other associated items and its surrounds meets compliance requirements.

If PASSED, then the Safety Certificate will be issued.

The Safety Certificate is valid for 12 months only. (We will contact you on an annual basis to re-issue the Safety Certificate when expired.)

A Re-Inspection is required prior to the issuing of the Safety Certificate. (Additional fees will apply)



Under 1200mm in height!

NOTE:

A pool fence gate incorporated in a child-restraint barrier, (safety fence) must be a minimum of 1200mm high, be fitted with a device which will return the gate to a closed position and then operate the latching device from ANY position with a stationary start without the application of manual force.

Dividing and or boundary fences forming part of a child-restraint barrier shall also comply with the requirements of AS1926.1-2007. **Ref: NCZ refers to a "Non-Climbable Zone"**

Barrier/Fencing/Gate Maintenance:

The occupier of any premises on which a child-restraint barrier is installed in relation to a swimming pool, whether or not it is required by the Act, must, so long as the swimming pool exists, maintain the barrier/fence/gates in a state of good repair as an effective child-restraint barrier.

ADDITIONAL COMMENTS:

1. **Wood decay:** Visible wood decay damage was evident to the fence rails and posts to the properties boundary fence rails and posts.

2. GENERAL SITE REQUIREMENTS TO APPLY:

Stormwater Drainage & Surface Drainage: This properties pool area surface drainage and connection points and any grated inlet drainage points around this pool, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For pool areas without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this pool and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this pool.

Concrete Paths: Any concrete paths that have been placed directly against any of the pools coping must have expansion joint material evident.

Retaining Walls: Referring to retaining walls that are supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This report is NOT a structural report and should not be deemed as such under any circumstances.)*

NOTE: INVASIVE INSPECTION REQUIREMENTS:

Is an Invasive Inspection required to this pool are? **NO**

If **YES**, then you, the client must not sign anything until this further Inspection has been carried out.

Written instructions must be obtained from the Vendor, Owner and or the Successor of this property prior to these Invasive Works being carried out.

An Invasive Inspection is an insidious type of inspection where various tools are used to allow clear visual access to the areas required and or agreed to.

The written instructions once received, will be answered by having a detailed quotation provided and to outline the purpose and scope of works that will be conducted on this properties pool area. If the intended Invasive works are over \$20,000-00 then Home Warranty Insurance must also be provided. All Invasive works must be carried out by appropriately licensed tradespeople.

Other Inspections, Certificates & Warranties or Reports Required:

It is Essential that these additional Inspections and/or Reports be obtained prior to any decision to purchase so you, the client can be well equipped to make an informed decision.

Timber PPI Pest Inspection as Termite damaged timbers were found within this pool area	Full Electrical, Safety Switching, PC and Fittings Inspection and Compliance Certification	Full Plumbing, Gas connections, Stormwater & Sewer Drainage Inspection and Compliance Certification
Final Survey, (if applicable)	Council Approvals should be sought for the pool to this property	Current Sewer Diagram
Disclosure of any Owner Builder works that may have been carried out on this property and the pool and associated areas	Engineers Inspection to be sought for Structural Integrity of this pool structure and its associated retaining walls	Stormwater / Hydraulic Inspection, (if applicable)

7.0 TERMS & CONDITIONS:

Information Regarding the Scope & Limitations of our Inspection and Report

1. **THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the properties pool areas that is fully accessible and visual on the date of this Inspection. ("At the time of the inspection")
2. This Report does not make comment on area that may or are concealed. This report is an assessment or detection of any defects. The presence or absence of timber pests, unless as stated. Any Gas fittings. Common property areas. Local or near noise levels. Any health and their safety issues. Any security concerns. Fire protection. Any detection of illegal building or plumbing of electrical works. We do not comment on these issues as they are out of our area of expertise.
3. If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent nominated mediator or arbitrator. Each party will pay their own costs. HouseSafe are available for such Mediation and Arbitration if and when required for the agreed fee.
4. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.
5. This inspected properties site classification can be confirmed with your local Council or by obtaining a Geotechnical Engineers Inspection and Report. In addition the C.S.I.R.O has a brochure available from your local Council in reference to foundation maintenance.
6. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.
7. **Trees:** Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.
8. **DISCLAIMER 1:** No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject properties pool areas physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.
9. **DISCLAIMER 2: DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Swimming Pool Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report.

8.0 REFERENCE TO “CONTACTING THE INSPECTOR”

Please contact the Inspector below who carried out this swimming pool and pool safety inspection.

At times it is difficult to explain situations and access difficulties to what is and isn't inspected.

Any matters of importance that need a further understanding by the client you should contact the inspector and have any misunderstood or other matters explained to you for a complete clarification then contact the inspector prior to any property purchase.

Additional fees will apply if required to provide further written information from the inspector.

The Inspector will only answer questions relating to this inspected property areas and no other questions will be entered into in relation to the properties or the pools future structural ability or purchase will be entered into.

This inspection and report is based on the expertise, accreditation and qualification of the Inspector written below.

Michael Peace Ph: 0403 350 581

9.0 ACKNOWLEDGEMENT OF THIS REPORT

I confirm I have read this Inspection Report and agree to call, Text, SMS or email the Inspector to advise him/her I have done so.

I also acknowledge that if I do not contact the Inspector, then the Inspector will contact me to ensure I have read and understand this report. The Inspector may answer any questions pertaining to the property associated to this report.

Signed for & on behalf of: Michael Peace Peace of Mind Home Inspections

I am an accredited and Licensed Housesafe Pre Purchase Property Inspector.

Licensed by Housesafe. Lic No: HS / 0113.....