

RESIDENTIAL BUILDING REPORT

Complies with Australian Standard AS 4349.1 Property inspections – Part 1 Residential buildings

REPORT NO: 6803

REPORT REQUESTED BY: [REDACTED]

CLIENT'S ADDRESS: [REDACTED]

DATE OF INSPECTION: 3rd February 2009

STRUCTURE AT: [REDACTED]

PURPOSE OF REPORT: Pre-Purchase Building Report

REPORT PREPARED BY: Marcel Stam - Building & Pest Inspection Services Pty. Ltd.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

- 1) This report is **NOT** an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection **DID NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

- 4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

- 5) **ASBESTOS DISCLAIMER:** “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”
- 6) **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist
- 7) **ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.
- 8) **EXPERT WITNESS ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.
- 9) **Conditions :-** This standard property report is conditional upon or conditional in relation to –
- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
 - information provided by the person, the employees or agents of the person requesting the report;
 - the specific areas of ‘expertise’ of the consultant specified in the report;
 - apparent concealment of possible defects; or
 - any other factor limiting the preparation of the report.

Building & Pest Inspections Services Pty. Ltd.

I would like to take this opportunity to thank you for choosing **Building & Pest Inspection Services Pty Ltd** to inspect this property and congratulate you on the purchase of your new home/investment.

BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

**Comment- A three-bedroom brick veneer dwelling constructed slab on ground, with a concrete tile roof. A pergola is attached to the rear of the dwelling. Timber fences have used to the property boundaries. The dwelling is facing in a north-easterly direction.*

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

SIGNIFICANT MATTERS;

In accord with As 4349.1-1995 the following summary of Significant matters requiring immediate attention and or rectification is provided- you must read the report in its entirety. Whether a defect is considered significant or not depends to a large extent upon the age and type of the dwelling being inspected.

Interior of the dwelling; No significant matters were found.

Exterior of the dwelling; Weep holes require 75mm visual clearance under them to allow ventilation of the cavity, moisture to leave the cavity and prevent termite entry to the dwelling. .

Roof space; No significant matters were found.

Roof Exterior; No significant matters were found.

Over all condition; Therefore the overall condition of the Residential dwelling in the context of it's age, type and general expectations of similar properties is considered **Average**. This is a general appraisal only and cannot be relied on- 'on its own'

I am more than happy to talk over any matters listed above or discuss any of the report with you, should you feel the need. Please feel free to call me any time on my mobile: Marcel Stam 0411 436 466.

THE AREAS INSPECTED WERE:

(Only structures and fences within 30m of the main building and within the boundaries of the site were inspected).

**Comment-Exterior, interior, roof void and fences.*

THE AREA*(S) NOT ACCESSIBLE FOR ANY INSPECTION AND THE REASON(S) WHY WERE:

(No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection).

**Comment-Due to construction methods, no inspection is possible to soffits, lower roof and raked ceiling areas.*

THE AREA*(S) IN WHICH VISUAL INSPECTION WAS OBSTRUCTED AND THE REASON(S) WHY WERE:

**Comment-Not applicable to this report.*

- **No comment is made on these concealed areas.**

THE AREA(S) AND/OR SECTION(S) TO WHICH ACCESS SHOULD BE GAINED OR FULLY GAINED:

**Comment-Not applicable to this report.*

SUB-FLOOR VENTILATION:

Ventilation is important in minimizing infestations by timber pests and preventing damp problems. The Inspector considers that the ventilation in this property is; *Not Applicable*

Resent weather conditions: Wet periods

Weather conditions on the day of the inspection: Raining

Soils on the day of the inspection: Moist

Occupancy status: Empty

Present on the day of the inspection: Our client, Real estate agent, Inspector

1.0 THE PROPERTY REPORT

1.1 **The interior of the building** - The Consultant has inspected and assessed the general condition of the following parts of the building interior:

(a) Ceilings

(i) sagging, cracking and defective lining



General description; The ceiling linings appear to be primarily fibrous plaster linings.

*Comment-No excessive sagging, cracking or defective lining were located at the time of the on-site inspection.

(ii) nails popping



*Comment-No excessive nail popping was found to the ceilings throughout the dwelling.

(iii) damp damage



*Comment- The kitchen ceiling has some moisture markings to it.

(b) Walls		General description; The wall linings appear to be primarily fibrous plaster linings.
(i) bulging, out of plumb	✓	*Comment-No significant bulging or out of plumb walls were located at the time of the on-site inspection.
(ii) nails popping, drummy plaster	✓	*Comment-No excessive nail popping was found to the walls throughout the dwelling.
(iii) cracking, defective lining	✓	*Comment-No cracking or defective lining was located at the time of the on-site inspection.
(iv) damp damage	✓	*Comment-No damp damage was located to the walls from inside the dwelling.
(c) Timber Floors		Not Applicable
(d) Concrete floors		General description; The dwelling has been constructed on a concrete flooring system.
(i) cracking	✓	*Comment-The inspection to the concrete floors was limited due to the floor coverings. Corrosion is evident to the steel re-enforcing exposed above the concrete slab to the garage.
(ii) significantly out of level	✓	*Comment-No significantly out of level flooring was detected at the time of the on-site inspection.
(iii) damp problems	✓	*Comment-No dampness was detected to the concrete flooring at the time of the on-site inspection.
(e) Timber windows / metal windows		General description; The dwelling has aluminium windows
(i) putty, water staining, rotting frames or sashes (timber windows only)	✓	*Comment-The front bedroom window sill is affected by wood decay.
(ii) broken glass	✓	*Comment-No broken glass panels were located to the windows at the time of the on-site inspection.
(iii) sash operation, sash fittings & hardware	✓	*Comment- Various windows sashes require new rollers.
(iv) glazing, seals or corrosion (metal windows only)	✓	*Comment-The glazing, seals and general condition of the windows was satisfactory, relative to the age of the dwelling.
(f) Doors and frames		General description; The doors throughout the dwelling are flush panel type doors.
(i) binding doors, loose or badly fitted doors	✓	*Comment-All doors throughout the dwelling were operating satisfactorily relative to the age of the dwelling.
(ii) defective door hardware	✓	*Comment-All door hardware was operating satisfactorily in relation to the age of the dwelling.
(iii) corroded or rotting frames, damaged doors	✓	*Comment-No corroded, rotting frames or damaged doors were located at the time of the on-site inspection.
(iv) are lift-off hinges fitted to the WC door		Yes

(v) safety glass

Comment – All glass lower than one metre from the floor level is required to be safety glass. (Including shower screens).

Is further inspection by a glass expert recommended? No

(g) Bench tops and cupboards (kitchen & bathroom(s))

General description; The kitchen/vanity are primarily constructed out of laminated board.

(i) lifting or delamination

✓ *Comment-The laminated board tops and cabinets are in a satisfactory condition, relative to the age of the dwelling.

(ii) damaged

✓ *Comment- Wear and tear damage was evident to the kitchen cabinets

(iii) water damaged

✓ *Comment- Moisture damage is evident to the kitchen cabinets under the sink.

(iv) operation of doors and drawers

✓ *Comment- Some of the kitchen cabinet doors and draws require adjustment.

(h) Bathroom Mirrors (permanent only)

(i) Cracking

✓ *Comment-No cracking was located to the mirrors at the time of the on-site inspection.

(ii) De-silvering

✓ *Comment-No de-silvering was located at the time of the onsite inspection.

(i) Taps

(i) operation

✓ *Comment-All taps throughout the dwelling were operating satisfactorily, at the time of the on-site inspection.

(ii) water flow

✓ *Comment-The water flow and pressure were satisfactory at the time of the on-site inspection.

(iii) waste/traps

✓ *Comment-The waste/traps were located and did not appear to be leaking, at the time of the on-site inspection.

(iv) leaking

✓ *Comment- Various tap washers and tap seals are leaking; new tap washers and seals should be fitted.

(v) water hammer

✓ *Comment-No significant water hammer to the taps was located at the time of the on-site inspection.

***It's recommended that a licensed plumber be consulted for further advice.**

(j) Tiled areas

General description; Ceramic tiles have been used to the floors and bathroom walls.

(i) drummy, cracked, loose

✓ *Comment-No loose or drummy tiles were located at the time of the on-site inspection.

(ii) grouting and sealant

✓ *Comment-The grouting and sealants were in a satisfactory condition at the time of the on-site inspection.

(k) Floor waste

(i) grade to floor waste

✓ *Comment- Limited or no falls are evident to the floor wastes.

(ii) floor waste (blocked?)

✓ *Comment-The floor waste did not appear to be blocked at the time of the on-site inspection.

(l) Cisterns and pans		General description; The toilet bowl is ceramic.
(i) cracking	✓	*Comment-No cracking to the toilet bowl and cistern was located at the time of the on-site inspection.
(ii) leaking	✓	*Comment-No obvious leaks to the toilet bowl and cistern were located at the time of the on-site inspection.
(iii) installation and stability	✓	*Comment-The installation and stability of the cistern and pan appeared to be satisfactory at the time of the on-site inspection.
(m) Baths, basins, sinks and tiles		
(i) Damage	✓	*Comment-No significant damage to the sinks and the tubs was located at the time of the on-site inspection.
(ii) adequately sealed and properly recessed at junction with wall	✓	*Comment- Sealants need to be re-applied to avoid leaks.
(n) Showers		
(i) leakage	✓	*Comment-No obvious shower leaks were located at the time of the on-site inspection. Sealants should be reinstalled to prevent future leaks. Sealants should be installed behind the tap flanges to prevent leaks into the wall cavity.
(ii) screen	✓	*Comment-The shower screen operated satisfactorily at the time of the on-site inspection.
(iii) broken glass	✓	*Comment-No broken glass was located at the time of the on-site inspection.
(o) Bathroom/WC Ventilation		
(i) Is there permanent ventilation to the WC window?	Yes	
(ii) Is there an exhaust fan in the WC?	No	
(iii) Is there an exhaust fan in the bathroom(s)?	Yes	*Comment-Ventilation to the wet areas may reduce the growth of mould to the ceilings and walls.
(p) Stairs		
(i) handrails / balusters	✓	Not Applicable
(ii) treads and risers - condition	✓	Not Applicable
(iii) treads and risers – size	✓	Not Applicable
(q) Damp problems		
(i) obvious rising or falling	✓	*Comment-No obvious rising or falling damp problems were located at the time of the on-site inspection.
(ii) horizontal or laterally penetrating damp	✓	*Comment-No obvious horizontal or lateral penetrating damp problems were located, at the time of the on-site inspection.
* REFER TO PAGE 1 NO.3.		

(r) Smoke Alarms

- | | |
|---|--|
| (i) Have smoke alarms been fitted to the house? | Yes |
| (ii) Number of smoke alarms | Two |
| (iii) Location of smoke alarms | The smoke alarms are located in the hall and bedrooms. |

The smoke alarm(s) located were not tested for operation. For safety reasons testing of all smoke alarms should be carried out. Smoke detectors are Compulsory for all Homes, Apartments & Shared Accommodation such as Nursing Homes and Boarding Premises to have alarms installed. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

1.2 **THE EXTERIOR OF THE BUILDING** - The Consultant has inspected and assessed the general condition of the following parts of the building exterior:

(a) Masonry walls

- | | |
|---|--|
| (i) bricks fretting | ✓ *Comment-No fretting to the bricks was detected at the time of the on-site inspection. |
| (ii) mortar eroding | ✓ *Comment-The mortar was found to be in a satisfactory condition, relative to the age of the dwelling. |
| (iii) cracking (to AS 2870) | ✓ *Comment-No significant cracking was located to the brick walls around the dwelling, at the time of the on-site inspection. |
| (iv) damp | ✓ *Comment-No dampness or damp damage was located at the time of the on-site inspection. |
| (v) differential or rotational settlement | ✓ *Comment- Differential settlement has occurred to various brick panels. This settlement has resulted in some cracking in these areas. |
| (vi) visible flashings, weepholes | ✓ *Comment- The weepholes are obstructed by gardens. The gardens should be removed and a 75 mm visual clearance established under the weepholes. |

(b) External cladding

✓ *Comment-The external cladding was found to be in a satisfactory condition on the day of the inspection.

(c) Steel lintels (corrosion only)

✓ Not Applicable

(d) Concrete lintels (cracking and spalling only)

✓ Not Applicable

(e) Window flashings, mouldings, sills

✓ *Comment-All moulding and sills were found to be in a satisfactory condition, relative to the age of the dwelling.

(f) Painting

✓ *Comment- The painting of external timbers as a protective coating was satisfactory, relative to the age of the dwelling.

(g) Verandas, decks, pergola, patio.

✓ *Comment-The general condition of the pergola was satisfactory at the time of the on-site inspection.

(h) Chimneys

✓ Not Applicable

(i) Has a safety switch been installed to the dwelling? No

*Comment-All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical items is outside the scope of this report.

1.3 **THE ROOF EXTERIOR** - The Consultant has inspected and assessed the condition of the following parts of the roof exterior:

- (a) Tiles ✓ *Comment-The general condition of the roof tiles is satisfactory relative to the age of the dwelling
- (b) Sheet roofing ✓ Not Applicable
- (c) Roof flashing ✓ *Comment-No cracked or damaged flashings were located from inside the roof space at the time of the on-site inspection.
- (d) Skylights, Vents ✓ *Comment- The sealants to all roof penetrations need to be maintained and regularly checked. No current leaks were detected on the day of the inspection.
- (e) Valleys ✓ *Comment-The valley appeared to be in a good condition with no obvious leaks from inside the roof space, at the time of the on-site inspection.
- (f) Guttering ✓ *Comment-The general condition of the gutters and fascias is satisfactory, relative to the age of the dwelling. To prevent corrosion and possible overflowing of the guttering debris and leaf litter should be removed.
- (g) Downpipes ✓ *Comment-The downpipes were in a satisfactory condition at the time of the on-site inspection.
- (h) Eaves/soffits ✓ *Comment- Wood decay has damaged the soffit mouldings. Treatment with a preservative is required to avoid further damage.

1.4 **THE ROOF SPACE** - The Consultant has inspected and assessed the general condition of the following:

- (a) Reasonable Access available ✓ Yes*Comment-Due to construction methods, no inspection is possible to soffits, lower roof and raked ceiling areas.
- (b) Roof framing (type: truss/stick) ✓ *Comment- The roof framing was in a satisfactory condition relative to the age of the dwelling. The dwelling has been constructed using hardwood frames and hardwood trusses.
- (c) Insulation, sarking ✓ *Comment-Sarking has been installed under the concrete tiles. No insulation has been installed.
- (d) Party walls ✓ Not Applicable
- (e) Tie Down ✓ *Comment-The roof structure appears to be tied-down in accordance with the by-laws at the time of construction.

1.5 **THE UNDER FLOOR SPACE** - The Consultant has inspected and assessed the general condition of the following:

- | | |
|---|----------------|
| (a) Timber Floors | Not Applicable |
| (b) Suspended concrete floors and balconies | Not Applicable |

1.6 **THE SITE** - The person requesting the inspection should specify any items and areas on the site which have to be inspected in addition to the items listed below which form part of the Building Inspection Report. Report items, which are in addition to the following list, may require a special-purpose inspection report.

- | | | |
|---|---|--|
| (a) Car accommodation | ✓ | Not Applicable |
| (b) Retaining walls | ✓ | Not Applicable |
| (c) Paths and driveways | ✓ | *Comment-The pavers are uneven in the driveway. |
| (d) Steps | ✓ | Not Applicable |
| (e) Fencing | ✓ | *Comment- Wood decay is evident to the fencing timbers. |
| (f) Surface water drainage | ✓ | *Comment-All path and soil areas should be drained away from the dwelling. |
| (g) Site classification | | |
| (i) has been carried out by others and report sighted | | No |
| (ii) in accordance with AS2870 the site classification is | | Not Applicable |
| (h) Reactive sites (class M, H, E or P) | | |
| Possible causes for future foundation damage: | | |
| (i) site classification available | | No |
| (ii) water leaks | | *Comment-The hot water and air-conditioning overflows need to be drained away from the dwelling. |
| (iii) poor drainage | | No |
| (iv) trees too close to structure | | Not Applicable |

RECOMMENDED FURTHER REPORTS

(Recommendations for experts in other areas)

- Not applicable to this report.

IMPORTANT ADVICE NOTES: -

ADDITIONAL COMMENTS:

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

TREES: Where trees are close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

THE SEPTIC TANKS: Should be inspected by a licensed plumber.

SWIMMING POOLS: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-1995 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing, as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

SURFACE WATER DRAINAGE: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

IMPORTANT DISCLAIMERS

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

REPORT dated this 3rd day of February 2009.

SIGNED FOR AND ON BEHALF OF: _____

Signature _____

The Inspection and Report was carried out by: **Building & Pest Inspection Services Pty. Ltd.**

Licence No: **1048753**

Insurance Accreditation Number: **01304**

Qualifications:

QBSA Licence in House Building

General building and Completed Building Inspections

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access manhole mm	Crawl space mm	Height
Roof Interior	450 x 400	600 x 600	Accessible from a 3.6m
Subfloor	500x400	Vertical Clearance Timber floor: 400 Concrete floor: 500	
Roof Exterior			Accessible from a 3.6m ladder