



16 Eighth Street Adamstown NSW 2289  
Mobile 0478 964 635

# STANDARD RESIDENTIAL BUILDING INSPECTION REPORT

## INCLUDING LIMITATIONS & CONDITIONS



**23 CINNABAR CLOSE, CAVES BEACH**

### Your 5 Star Condition Rating



POOR

FAIR

AVERAGE

GOOD

EXCELLENT

# East Coast Independent Property Inspections

Complies with Australian Standard AS4349.1 Property Inspections - Part 1 Residential Buildings

## INSPECTION DETAILS:

### Property Details:

**Property Address:** 23 CINNABAR CLOSE  
CAVES BEACH NSW 2281

**Inspection Date/Time:** 13/08/2019 8:06 AM

**Furnished:** False

**Occupied:** False

**Inspected By:** Tony Hughes  
Mobile: 0478 964 635 (License No: 1087CC)

### Client Details:

**Name:**  
**Address:**  
**Phone (AH):**  
**Phone (BH):**  
**Mobile:**  
**Email:**

### Type of Dwelling:

BRICK VENEER, TIMBER FLOOR, ALUMINIUM WINDOWS, TILED ROOFING

### Scope of Report:

BUILDING DEFECTS ONLY

### Weather Conditions at Time of Inspection:

FINE AND SUNNY

### 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, 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 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 the 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 (deliberately or otherwise). The inspector DID NOT dig, gouge, force or perform any invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the current 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 (e.g.. In the case of shower enclosures or the subfloor space the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak or the subfloor space will not experience problems during and/or after wet periods); 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 or plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; condition of heaters and heater flues; 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.)

"No inspection for pests was carried out at the property and no report on the presence or absence is provided. If during the course of the inspection pests or materials containing pests happened to be noticed then this may be noted in the general remarks. I strongly recommend a minimum of annual pest inspections be carried out by a pest control expert

"No inspection for asbestos was carried out at the property and no report on the presence or absence 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 general remarks. Buildings built prior to 1985 may have wall and/or ceiling sheeting and other products including roof sheeting that contains asbestos. Even buildings built after this date up until the early 90's 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 removal. If

asbestos is noted as present within the property then you should seek advice from a removal expert as to the amount and importance of the asbestos present and the cost of 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."

Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mould 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 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 general remarks section of the report. If Mould is noted as present within the property or if 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 Industrial Hygienist.

Estimating Disclaimer: Estimates provide 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 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.

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

**Definitions:**

OK – Means the item selected is performing the function it was designed for and its condition is very typical for its age, relative to similar properties of approximately the same age that have been reasonably maintained

MAJOR DEFECT: Is a defect of sufficient magnitude where repairs must be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

MINOR DEFECT: Is a defect other than a major defect.

DEFECT: Is a fault or deviation from the intended condition of a material, assembly or component.

**Future Inspections:**

I recommend "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". Regular inspections will not prevent defects, but will help in the early detection and allow remedial treatment to be commenced sooner and damage to be minimised. Due to the degree of risk of structural movement and other defects arising in the future in this property I strongly recommends a written report in accord with AS 4349.1 is conducted at this property every twelve months and all regular maintenance is carried out.

**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 THE THIRD PARTIES:- This report is made solely for the use and benefit of the Client named on 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 his or her own risk.

Any Inaccessible or partly inaccessible areas may upon request be inspected as part of a SPECIAL PURPOSE REPORT

I STRONGLY RECOMMEND that the following Inspections and Reports are obtained before any decision to purchase the Property, so that the purchaser can make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS 4349.1-2007 and are excluded from this report.

1) Council Plan Inspection. 2) Electrical Inspection. 3) Plumbing & Drainage Inspection. 4) Timber Pest Inspection in susceptible areas 5) Gas Installations. 6) Other Inspections that may be recommended by your inspector include a Structural Engineers Report, Asbestos Audit, or Mold Inspection.

USE OF PHOTO'S: Your report may include photographs. Some pictures are intended as a courtesy and are added for information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the component at the time of the inspection Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

WE DO NOT check or test the operation or condition of appliances and fixtures including stoves, ovens, dishwashers, heaters, air conditioners, hot water systems, solar systems, fire places, chimneys or any other electrical, plumbing or mechanical appliances or fixtures that may be present. We recommend you arrange for the owners or the selling agent to demonstrate these to you during your inspections.

**Report Ownership:**

The inspector named on this report will remain the owner of this report at all times. The fee paid by the client is for the physical inspection only and the inspector named on this report retains all rights and copyrights of this written report of which the inspector has granted the client only, named on this report a copy for his or her information only. All rights Reserved. No part of this report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named on this report.

**INTERIOR OF THE BUILDING:**

**BATHROOM**



Door OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Walls Damaged or incomplete architrave will need repair to restore appearance, cracked or damaged grouting or sealant



Ceiling Typical cracking and poorly completed works, will need repair and re-finish to improve appearance



Floors OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Window/s Loose Catch/s and/or handle/s need repair to restore function

Painting Complete and re-finish repairs and/or incomplete works as above



Other

Vanity OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Basin OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Taps OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Waste Traps OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Splashbacks OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Bath NIL, The item described is not present at the time of the inspection

Shower OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Screen/Curtain The curtain hanger is loose and will need repair



Mirror/s NIL, The item described is not present at the time of the inspection

Ventilation OK, Window and fan are providing adequate ventilation

**BATHROOM 2** UPPER LEVEL



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Vanity	Water damaged cabinet will need repair to restore integrity and appearance
Basin	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	Tile grouting poorly completed will need repair/re-sealing to ensure water tightness and restore appearance
Bath	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Shower	Damaged base and will need repair or replacing to prevent water damage



Screen/Curtain	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Mirror/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	OK, Window and fan are providing adequate ventilation

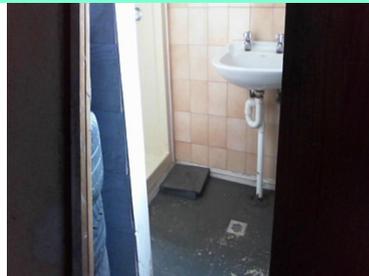
**BATHROOM 3** LOWER LEVEL



Door	Binding, will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	Loose Catch/s and/or handle/s need repair to restore function
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	Loose PC items, toilet roll holder, towel rails or handrails will need repairs to restore integrity
Vanity	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Basin	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Bath	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Shower	Over the bath and adequately performing the function it was designed for
Screen/Curtain	NIL, The item described is not present at the time of the inspection
Mirror/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	Noisy fan will need repair to restore correct operation

**BATHROOM 4** IN GARAGE



Door	Damaged outside face will need repair to improve appearance
Walls	Typical plaster cracking, may need repair and re-finish to improve appearance



Ceiling	Minor joint cracking needs repair and re-finish to restore appearance
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	Loose Catch/s and/or handle/s need repair to restore function
Painting	Minor touchup repairs only are needed to restore appearance
Other	
Vanity	NIL, The item described is not present at the time of the inspection
Basin	Damaged plug hole will need repair to improve appearance and function
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Waste Traps	Leaking waste pipes need repair to prevent water damage
Splashbacks	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Bath	NIL, The item described is not present at the time of the inspection
Shower	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Screen/Curtain	NIL, The item described is not present at the time of the inspection
Mirror/s	Minor de-silvering was noted, this may need replacing to restore appearance

Ventilation	OK, Window only is providing adequate ventilation
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**BATHROOM TOILET**

Cistern	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Pan	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BATHROOM TOILET 2 LOWER LEVEL**

Cistern	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Pan	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BATHROOM TOILET 3**

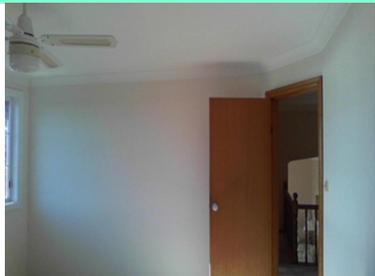
Cistern	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Pan	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BEDROOM 1**



Door	Binding, will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Sliding sash wheels are worn or missing and need replacing to ensure correct function.
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Robes	Robe door/s binding and need adjusting to restore correct function

**BEDROOM 2**



Door	Binding, will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Sliding sash wheels are worn or missing and need replacing to ensure correct function.
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	Ceiling fan appears ok

Robes OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BEDROOM 3**



Door Binding, will need adjusting to ensure correct operation.  
 Walls Gaps around door architrave will need repair to restore appearance



Ceiling OK, The item described is performing the function it was designed for and its condition is very typical for it's age  
 Floors Out of level and may need repair to restore acceptable levels and appearance  
 Window/s Window catch/s are broken or missing and will need repair or replacing to restore function  
 Painting Complete and re-finish repairs and/or incomplete works as above  
 Other  
 Robes OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BEDROOM 4**



Door Binding, will need adjusting to ensure correct operation.  
 Walls Typical plaster cracking and popped nails, may need repair and re-finish to improve appearance  
 Ceiling OK, The item described is performing the function it was designed for and its condition is very typical for it's age  
 Floors OK, The item described is performing the function it was designed for and its condition is very typical for it's age  
 Window/s Loose Catch/s and/or handle/s need repair to restore function  
 Painting OK, The item described is performing the function it was designed for and its condition is very typical for it's age  
 Other  
 Robes NIL, The item described is not present at the time of the inspection

**BEDROOM 5 LOWER LEVEL**



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Small hole/s need repair to restore appearance
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Window stay/s broken or missing, will need repair or replacing to reinstate correct operation
Painting	Complete and re-finish repairs and/or incomplete works as above
Other	
Robes	NIL, The item described is not present at the time of the inspection

**BEDROOM 6**



Door	Binding and damaged skins will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	Loose Catch/s and/or handle/s need repair to restore function
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Robes	NIL, The item described is not present at the time of the inspection

**ENSUITE**

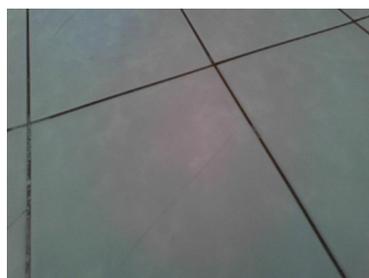


Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
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Walls Water damage to mouldings needs repair and re-finish to restore appearance



Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance
Window/s	Loose Catch/s and/or handle/s need repair to restore function
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Vanity	Door catches and or handles are missing/damaged or loose and will need repair to restore function
Basin	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Bath	NIL, The item described is not present at the time of the inspection
Shower	Tile grouting is cracked and or missing and will repair to restore water tightness and appearance



Screen/Curtain	The screen is leaking and will need repair to prevent water damage
Mirror/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	OK, Window and fan are providing adequate ventilation

**ENSUITE TOILET**

Cistern	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Pan	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**ENTRY INCLUDING HALLWAY**

Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	Typical plaster cracking, may need repair and re-finish to improve appearance
Ceiling	Cornice cracking may need repairs to improve appearance
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	Complete and re-finish repairs and/or incomplete works
Other	

**FAMILY ROOM**



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Loose board/s or sheet/s will need repair to restore integrity
Window/s	Window stay/s broken or missing, will need repair or replacing to reinstate correct operation
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

**GARAGE**



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Damaged roof framing truss needs repairs



Floors	Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted
Window/s	Window unable to be opened or tested
Painting	NIL, The item described is not present at the time of the inspection
Other	
Vehicle Door/s	OK, The item described is performing its correct function as designed

**HALL / PASSAGE**



Door	NIL, The item described is not present at the time of the inspection
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Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and squeaks in areas may need repair to restore acceptable levels and appearance
Window/s	NIL, The item described is not present at the time of the inspection
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

**KITCHEN**



Door	NIL, The item described is not present at the time of the inspection
Walls	Typical plaster cracking, may need repair and re-finish to improve appearance
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Binding sashes will need easing to restore correct function
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Other	
Bench Tops	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Doors, Drawers & Cabinets	Damaged cabinet and or shelving, will need repair or replacement to restore integrity, loose hinges need repairs
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Sink	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Splashbacks	Splashbacks need resealing to ensure water tightness
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Fans	Range hood is ok and functioning as intended
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**KITCHEN 2 INCLUDING LOUNGE DINING -LOWER LEVEL**



Door OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Walls Loose moulding/s need repairs



Ceiling Cornice cracking may need repairs to improve appearance

Floors Out of level and may need repair to restore acceptable levels and appearance, missing grout in tiled area needs repairs to restore condition

Window/s Window stay/s broken or missing, will need repair or replacing to reinstate correct operation

Painting OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Other

Bench Tops Minor damage to the tops was noted, not considered significant but fair wear and tear

Doors, Drawers & Cabinets Delaminating draws and or cabinets will need repairs to restore appearance

Sink OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Waste Traps OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Taps OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Splashbacks Stained or missing grout will need resealing to restore integrity and appearance



Fans Range hood is ok and functioning as intended

**LAUNDRY**



Door OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Walls OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Trough	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Cabinet	Loose cabinet will need securing to ensure stability
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Fans	NIL, The item described was not present at the time of inspection

**LOUNGE**



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

**LOUNGE 2**



Door	NIL, The item described is not present at the time of the inspection
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Cornice cracking may need repairs to improve appearance
Floors	Loose and squeaking board/s or sheet/s will need repair to restore integrity
Window/s	Window catch/s are broken or missing and will need repair or replacing to restore function

Painting Complete and re-finish repairs and/or incomplete works as above



Other

**ROOF SPACE**

Access to the roof space was limited to viewing from the manhole, and only visible items from the man are reported on below.



Framing Pine Truss framing is OK  
 Coverage OK, Adequate coverage of roofing has been provided



Insulation NIL, No insulation was visible at the time of the inspection  
 Sarking Damaged sisalation was noted, this needs repair to ensure correct function  
 Parti Walls NIL, No parti walls found in this construction  
 Other Spider infestation was noted due to the significant webs throughout, I recommend you consult a pest control expert

**ROOF SPACE 2**

Limited access due to air conditioning ducting

Framing Truss framing is OK



Coverage OK, Adequate coverage of roofing has been provided



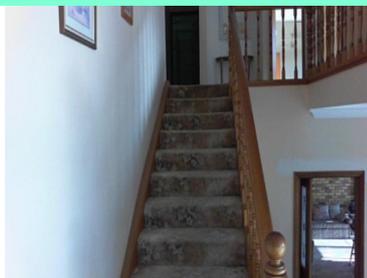
Insulation NIL, No insulation was visible at the time of the inspection

Sarking Damaged sisalation was noted, this needs repair to ensure correct function



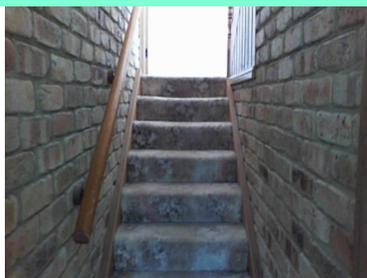
Parti Walls	NIL, No parti walls found in this construction
Other	

**STAIR WELL**



Door	NIL, The item described is not present at the time of the inspection
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	NIL, The item described is not present at the time of the inspection
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Stringer	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Handrails	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Balustrade	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Newel Posts	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Treads & Risers	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

**STAIRS & STEPS TO LOWER LEVEL**



Stringer	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Handrails	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Balustrade	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Newel Posts	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Treads & Risers	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

**SUNROOM**

Door	Loose or faulty handle or latch needs repair to restore correct function/operation
Walls	Typical masonry cracking, may need repair and re-finish to improve appearance
Ceiling	Mould stained, and will need cleaning, sealing and repainting to restore appearance
Floors	Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance
Window/s	Fly Screens are missing or damaged will need installing to restore integrity and function
Painting	NIL, The item described is not present at the time of the inspection
Other	

**WC / TOILET 1**



Door	Door needs repair to restore correct and flush closure
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	NIL, The item described is not present at the time of the inspection
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Cistern	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Pan	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**WIR**



Door	Binding, will need adjusting to ensure correct operation.
Walls	Typical plaster cracking, may need repair and re-finish to improve appearance
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	NIL, The item described is not present at the time of the inspection
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	Cupboards are damaged will need repair to restore appearance

## **EXTERIOR OF THE BUILDING:**

### **CLADDING**

Painting	Blistered and/or peeling paint will need repair to restore adequate protection and appearance
Damp Damage	Water/damp damaged area/s will need repair to prevent further damage
Mouldings	Moulding/s need/s minor typical maintenance repairs to restore appearance
Deck/s Balconies, Patios & Ramps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Verandah/s, Pergola/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Handrails	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Steps & Stairs	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

### **MASONRY WALLS**



Bricks fretting	NIL, All bricks/blocks appear to be in acceptable condition for their age
Mortar eroding	Minor erosion was noted in parts, if further deterioration is noted repairs will be needed
Cracking	Minor typical settlement cracking only, not considered significant, however this should be monitored annually
Damp Damage	NIL, No significant dampness was noted, however this should be monitored during wet periods
Differential Movement	NIL, No significant movement was noted, however this should be monitored annually
Visible Flashings	OK, All flashings appear to be in acceptable condition for their age
Weepholes	OK, All weepholes appear to be in acceptable condition
Joint Sealant	NIL, No joint sealants where noted at the time of the inspection
Vents	Nil, The item described was not present at the time of the inspection
Other	

### **ROOF EXTERIOR**

Cracked or loose ridge capping will need repairs to avoid leaking

Cladding Some cracked or broken tiles noted, and will need repair or replacing to prevent leaks and water damage



Fascia/Barge boards Timber fascia/barge boards need repair and paint to prevent further damage



Gutters/Downpipes Damaged and will need repair or replacing



Flashings Damaged flashings will need repair or replacing to prevent potential leaks



Valleys NIL, The item described is not present at the time of the inspection

Soffit/Eaves Water damaged linings/mouldings need repair or replacing to restore appearance



Skylights Not inspected due to height restrictions

Vents OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Flues NIL, The item described is not present at the time of the inspection

Other

**SITE**

Garden shed/s NIL, The item described is not present at the time of the inspection

Paths / Driveways OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Off street parking Adequate areas for parking have been provided

Retaining walls Significant cracking and differential movement was noted, I strongly recommend you consult a structural engineer to determine its significance



Clothes Line OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Boundary Fences / Gates Metal fences were in fair yet wavy and dented condition.

Gates

Other

**SUSPENDED CONCRETE FLOORS**

Condition of concrete OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Dampness NIL, No significant dampness was noted, however this should be monitored during wet periods

Drainage	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	Adequate, The item described is performing the function it was designed for and its condition is very typical for it's age
Cracked or leaking pipes	NIL, No cracked or leaking pipes were noted at the time of the inspection, however this should be monitored periodically
Debris	NIL, No significant debris in this area
Other	

**UNDERFLOOR SPACE**

**Bearers/Joists** Some timber framing elements are disengaged from piers and need repairs to ensure integrity and reinstate floor levels



**Piers/Stumps** Some evidence of typical pier subsidence, should be repacked to ensure stability and reinstate levels



**Dampness** NIL, No significant dampness was noted, however this should be monitored during wet periods



Drainage	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	Adequate, The item described is performing the function it was designed for and its condition is very typical for it's age
Cracked or leaking pipes	NIL, No cracked or leaking pipes were noted at the time of the inspection, however this should be monitored periodically
Debris	NIL, No significant debris in this area
Other	

**SUMMARIES:**

**ELECTRICAL SUMMARY** Whilst we are not electricians, it's always recommended that a Licensed Electrician be consulted for further detail

**PLUMBING SUMMARY** Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail

**STRUCTURAL SUMMARY** Minor typical movement was noted, not considered significant at the time of the inspection, however this should be monitored closely and a structural engineer consulted if any deterioration is noted.

<b>AREAS INSPECTED</b>	Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected
<b>AREAS NOT ACCESSIBLE</b>	No access to the roof space due to the position of the manhole or access opening in bedroom
<b>AREAS VISUALLY OBSTRUCTED</b>	Limited access to the roof exterior due to the reporting height restrictions
<b>AREAS TO GAIN ACCESS</b>	Access to obstructed areas should be gained to fully determine their condition
<b>SUB-FLOOR VENTILATION</b>	Adequate, The item described is performing the function it was designed for and its condition is very typical for it's age
<b>SITE DRAINAGE</b>	Adequate, the site drainage appears adequate at the time of the inspection, however this should be monitored closely during and after wet periods
<b>CONCLUSION SUMMARY</b>	There are a few maintenance items that need attention as listed above however these are typical for a property of this age, relative to similar properties of approximately the same age that have been reasonably maintained.

**Safety Item Summary:**

NIL

**Minor Defects Summary:**

## INTERIOR ITEMS

BATHROOM/Ceiling - Typical cracking and poorly completed works, will need repair and re-finish to improve appearance

BATHROOM/Painting - Complete and re-finish repairs and/or incomplete works as above

BATHROOM/Screen/Curtain - The curtain hanger is loose and will need repair

BATHROOM/Walls - Damaged or incomplete architrave will need repair to restore appearance, cracked or damaged grouting or sealant

BATHROOM/Window/s - Loose Catch/s and/or handle/s need repair to restore function

BATHROOM 2/Floors - Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance

BATHROOM 2/Shower - Damaged base and will need repair or replacing to prevent water damage

BATHROOM 2/Splashbacks - Tile grouting poorly completed will need repair/re-sealing to ensure water tightness and restore appearance

BATHROOM 2/Vanity - Water damaged cabinet will need repair to restore integrity and appearance

BATHROOM 3/Door - Binding, will need adjusting to ensure correct operation.

BATHROOM 3/Other - Loose PC items, toilet roll holder, towel rails or handrails will need repairs to restore integrity

BATHROOM 3/Ventilation - Noisy fan will need repair to restore correct operation

BATHROOM 3/Window/s - Loose Catch/s and/or handle/s need repair to restore function

BATHROOM 4/Basin - Damaged plug hole will need repair to improve appearance and function

BATHROOM 4/Ceiling - Minor joint cracking needs repair and re-finish to restore appearance

BATHROOM 4/Door - Damaged outside face will need repair to improve appearance

BATHROOM 4/Mirror/s - Minor de-silvering was noted, this may need replacing to restore appearance

BATHROOM 4/Painting - Minor touchup repairs only are needed to restore appearance

BATHROOM 4/Walls - Typical plaster cracking, may need repair and re-finish to improve appearance

BATHROOM 4/Waste Traps - Leaking waste pipes need repair to prevent water damage

BATHROOM 4/Window/s - Loose Catch/s and/or handle/s need repair to restore function

BEDROOM 1/Door - Binding, will need adjusting to ensure correct operation.

BEDROOM 1/Floors - Out of level and may need repair to restore acceptable levels and appearance

BEDROOM 1/Robes - Robe door/s binding and need adjusting to restore correct function

BEDROOM 1/Window/s - Sliding sash wheels are worn or missing and need replacing to ensure correct function.

BEDROOM 2/Door - Binding, will need adjusting to ensure correct operation.

BEDROOM 2/Floors - Out of level and may need repair to restore acceptable levels and appearance

BEDROOM 2/Window/s - Sliding sash wheels are worn or missing and need replacing to ensure correct function.

BEDROOM 3/Door - Binding, will need adjusting to ensure correct operation.

BEDROOM 3/Floors - Out of level and may need repair to restore acceptable levels and appearance

BEDROOM 3/Painting - Complete and re-finish repairs and/or incomplete works as above

BEDROOM 3/Walls - Gaps around door architrave will need repair to restore appearance

BEDROOM 3/Window/s - Window catch/s are broken or missing and will need repair or replacing to restore function

BEDROOM 4/Door - Binding, will need adjusting to ensure correct operation.

BEDROOM 4/Walls - Typical plaster cracking and popped nails, may need repair and re-finish to improve appearance  
BEDROOM 4/Window/s - Loose Catch/s and/or handle/s need repair to restore function  
BEDROOM 5/Ceiling - Small hole/s need repair to restore appearance  
BEDROOM 5/Floors - Out of level and may need repair to restore acceptable levels and appearance  
BEDROOM 5/Painting - Complete and re-finish repairs and/or incomplete works as above  
BEDROOM 5/Window/s - Window stay/s broken or missing, will need repair or replacing to reinstate correct operation  
BEDROOM 6/Door - Binding and damaged skins will need adjusting to ensure correct operation.  
BEDROOM 6/Window/s - Loose Catch/s and/or handle/s need repair to restore function  
ENSUITE/Floors - Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance  
ENSUITE/Screen/Curtain - The screen is leaking and will need repair to prevent water damage  
ENSUITE/Shower - Tile grouting is cracked and or missing and will repair to restore water tightness and appearance  
ENSUITE/Vanity - Door catches and or handles are missing/damaged or loose and will need repair to restore function  
ENSUITE/Walls - Water damage to mouldings needs repair and re-finish to restore appearance  
ENSUITE/Window/s - Loose Catch/s and/or handle/s need repair to restore function  
ENTRY/Ceiling - Cornice cracking may need repairs to improve appearance  
ENTRY/Painting - Complete and re-finish repairs and/or incomplete works  
ENTRY/Walls - Typical plaster cracking, may need repair and re-finish to improve appearance  
FAMILY ROOM/Floors - Loose board/s or sheet/s will need repair to restore integrity  
FAMILY ROOM/Window/s - Window stay/s broken or missing, will need repair or replacing to reinstate correct operation  
GARAGE/Ceiling - Damaged roof framing truss needs repairs  
GARAGE/Floors - Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted  
HALL / PASSAGE/Floors - Out of level and squeaks in areas may need repair to restore acceptable levels and appearance  
KITCHEN/Doors, Drawers & Cabinets - Damaged cabinet and or shelving, will need repair or replacement to restore integrity, loose hinges need repairs  
KITCHEN/Floors - Out of level and may need repair to restore acceptable levels and appearance  
KITCHEN/Splashbacks - Splashbacks need resealing to ensure water tightness  
KITCHEN/Walls - Typical plaster cracking, may need repair and re-finish to improve appearance  
KITCHEN/Window/s - Binding sashes will need easing to restore correct function  
KITCHEN 2/Bench Tops - Minor damage to the tops was noted, not considered significant but fair wear and tear  
KITCHEN 2/Ceiling - Cornice cracking may need repairs to improve appearance  
KITCHEN 2/Doors, Drawers & Cabinets - Delaminating draws and or cabinets will need repairs to restore appearance  
KITCHEN 2/Floors - Out of level and may need repair to restore acceptable levels and appearance, missing grout in tiled area needs repairs to restore condition  
KITCHEN 2/Splashbacks - Stained or missing grout will need resealing to restore integrity and appearance  
KITCHEN 2/Walls - Loose moulding/s need repairs  
KITCHEN 2/Window/s - Window stay/s broken or missing, will need repair or replacing to reinstate correct operation  
LAUNDRY/Cabinet - Loose cabinet will need securing to ensure stability  
LOUNGE 2/Ceiling - Cornice cracking may need repairs to improve appearance  
LOUNGE 2/Floors - Loose and squeaking board/s or sheet/s will need repair to restore integrity  
LOUNGE 2/Painting - Complete and re-finish repairs and/or incomplete works as above  
LOUNGE 2/Window/s - Window catch/s are broken or missing and will need repair or replacing to restore function  
ROOF SPACE/Sarking - Damaged sisalation was noted, this needs repair to ensure correct function  
ROOF SPACE 2/Sarking - Damaged sisalation was noted, this needs repair to ensure correct function  
SUNROOM/Ceiling - Mould stained, and will need cleaning, sealing and repainting to restore appearance  
SUNROOM/Door - Loose or faulty handle or latch needs repair to restore correct function/operation  
SUNROOM/Floors - Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance  
SUNROOM/Walls - Typical masonry cracking, may need repair and re-finish to improve appearance  
WC / TOILET 1/Door - Door needs repair to restore correct and flush closure  
WIR/Door - Binding, will need adjusting to ensure correct operation.  
WIR/Walls - Typical plaster cracking, may need repair and re-finish to improve appearance

#### EXTERIOR ITEMS

CLADDING/Damp Damage - Water/damp damaged area/s will need repair to prevent further damage  
CLADDING/Mouldings - Moulding/s need/s minor typical maintenance repairs to restore appearance  
CLADDING/Painting - Blistered and/or peeling paint will need repair to restore adequate protection and appearance  
MASONRY WALLS/Cracking - Minor typical settlement cracking only, not considered significant, however this should be monitored annually  
MASONRY WALLS/Mortar eroding - Minor erosion was noted in parts, if further deterioration is noted repairs will be needed  
ROOF EXTERIOR/Cladding - Some cracked or broken tiles noted, and will need repair or replacing to prevent leaks and water damage

ROOF EXTERIOR/Fascia/Barge boards - Timber fascia/barge boards need repair and paint to prevent further damage  
ROOF EXTERIOR/Flashings - Damaged flashings will need repair or replacing to prevent potential leaks  
ROOF EXTERIOR/Gutters/Downpipes - Damaged and will need repair or replacing  
ROOF EXTERIOR - Cracked or loose ridge capping will need repairs to avoid leaking  
ROOF EXTERIOR/Soffit/Eaves - Water damaged linings/mouldings need repair or replacing to restore appearance  
SITE/Boundary Fences / Gates - Metal fences were in fair yet wavy and dented condition.  
UNDERFLOOR SPACE/Piers/Stumps - Some evidence of typical pier subsidence, should be repacked to ensure stability and reinstate levels

**Major Defects Summary:**

## EXTERIOR ITEMS

SITE/Retaining walls - Significant cracking and differential movement was noted, I strongly recommend you consult a structural engineer to determine its significance  
UNDERFLOOR SPACE/Bearers/Joists - Some timber framing elements are disengaged from piers and need repairs to ensure integrity and reinstate floor levels

**Further Investigation Summary:**

## INTERIOR ITEMS

GARAGE/Floors - Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted  
ROOF SPACE/Other - Spider infestation was noted due to the significant webs throughout, I recommend you consult a pest control expert  
ROOF SPACE - Access to the roof space was limited to viewing from the manhole, and only visible items from the man are reported on below.  
ROOF SPACE 2 - Limited access due to air conditioning ducting

## EXTERIOR ITEMS

ROOF EXTERIOR - Cracked or loose ridge capping will need repairs to avoid leaking  
SITE/Retaining walls - Significant cracking and differential movement was noted, I strongly recommend you consult a structural engineer to determine its significance  
UNDERFLOOR SPACE/Bearers/Joists - Some timber framing elements are disengaged from piers and need repairs to ensure integrity and reinstate floor levels

## SUMMARY ITEMS

AREAS NOT ACCESSIBLE - No access to the roof space due to the position of the manhole or access opening in bedroom  
AREAS TO GAIN ACCESS - Access to obstructed areas should be gained to fully determine their condition  
AREAS VISUALLY OBSTRUCTED - Limited access to the roof exterior due to the reporting height restrictions  
ELECTRICAL SUMMARY - Whilst we are not electricians, it's always recommended that a Licensed Electrician be consulted for further detail  
PLUMBING SUMMARY - Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail  
SITE DRAINAGE - Adequate, the site drainage appears adequate at the time of the inspection, however this should be monitored closely during and after wet periods  
STRUCTURAL SUMMARY - Minor typical movement was noted, not considered significant at the time of the inspection, however this should be monitored closely and a structural engineer consulted if any deterioration is noted.

**IPI CONDITION RATING SYSTEM:**

HOW DOES YOUR HOUSE RATE???



The Condition Rating above is based on the considered opinion of the inspector who carried out the inspection, drawing upon the inspectors experience and relative to similar properties of approximately the same age having been reasonably maintained.

**FUTURE INSPECTIONS:**

I recommend "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". Regular inspections will not prevent defects, but will help in the early detection and allow remedial treatment to be commenced sooner and damage to be minimised. Due to the degree of risk of structural movement and other defects arising in this property in the future, I strongly recommend a written report in accord with AS 4349.1 is conducted at this property every twelve months and all regular maintenance is carried out. As your inspector who now has an intimate knowledge of your property, I offer my services for your Annual inspections and/or consultancy

**You Must read and understand this report in its entirety****INCLUDED WITH THIS REPORT;**

Free unlimited future consulting regarding the report findings, and the condition of the property until settlement.

**"WARNING" - DO NOT FORE-GO YOUR RIGHT TO A PRE-SETTLEMENT INSPECTION" - Half Price Pre-Settlement Inspection Offer**

As the buyer you, or your representative, are entitled to inspect the property in the week prior to settlement to confirm the property will be delivered to you in the same condition as promised. A thorough Pre-Settlement inspection will often reveal previously undiscoverable defects that may have been concealed or not accessible (deliberately or otherwise) at the time of this inspection. This may also be your only opportunity to confirm any negotiated repairs have been successfully completed to a reasonable standard and all the chattels are unchanged and still present.

As our valued client, and as your inspector, I now have an intimate knowledge of this property, I will complete another thorough inspection of your property in the days just prior to settlement to ensure your investment is protected and to confirm there has been no significant changes to the property. This will be charged at half the cost of this report.

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 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. I strongly recommend if you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection was carried out by:	Tony Hughes
Inspectors contact phone number:	0478 964 635
License Number:	1087CC

SIGNED FOR AND ON BEHALF OF: East Coast Independent Property Inspections



Date: 13/08/2019