



16 Eighth Street Adamstown NSW 2289  
Mobile 0478 964 635

# STANDARD RESIDENTIAL BUILDING INSPECTION REPORT

## INCLUDING LIMITATIONS & CONDITIONS



**28 NEW YORK AVENUE, WARNERS BAY**

### 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:** 28 NEW YORK AVENUE  
WARNERS BAY NSW 2282

**Inspection Date/Time:** 26/09/2018 8:34 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, CONCRETE FLOOR, ALUMINIUM WINDOWS, TILED ROOFING

### Scope of Report:

BUILDING DEFECTS ONLY

### Weather Conditions at Time of Inspection:

FINE AND OVERCAST

### 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:**

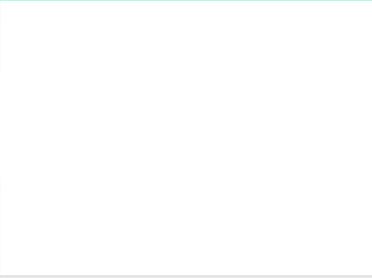
**BATHROOM**



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

Walls	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	As tested there was high moisture readings found in areas of bathroom floor, cracking to floor tiles noted
	
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	
Vanity	Binding cupboard doors/drawers will need adjusting or repair to restore correct 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	Tile grouting is missing or stained and 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	Tiles are cracked will need repair to ensure water tightness and appearance
	
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, Fan only is providing adequate ventilation

**BEDROOM 1**

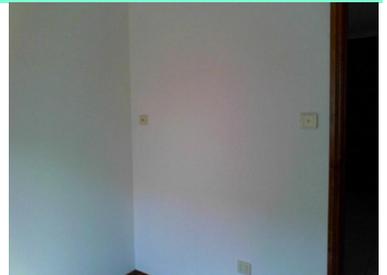


Door Damaged outside face will need repair to improve appearance



- 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 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

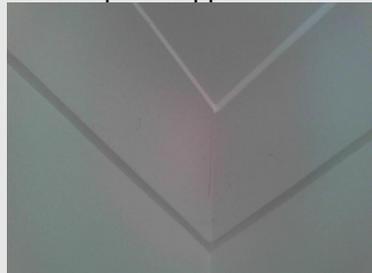
**BEDROOM 2**



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 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 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

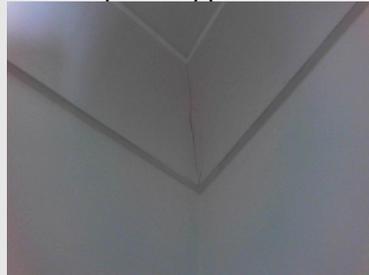
**BEDROOM 3**



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

**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 Popped nails need repair and re-finish to restore appearance

Floors Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted



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

Painting Minor touchup repairs only are needed to restore appearance

Other	Hot water cylinder appears ok
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
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Ceiling	Minor joint cracking and small holes needs repair and re-finish to restore appearance
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Floors	Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance
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Window/s	NIL, The item described is not present at the time of the inspection
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Painting	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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Other	Cupboard doors are binding and will need repair/adjusting to restore function
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**KITCHEN INCLUDING DINING**



Door	Latch will need adjustment to restore correct function
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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
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Ceiling	Water damage needs repair and re-finish to restore appearance
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Floors Cracked or chipped tiles and/or grouting need repairs to reinstate appearance

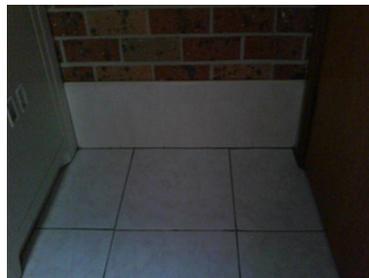


Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Bench Tops	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Doors, Drawers & Cabinets	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
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	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Fans	Range hood is ok and functioning as intended

**LAUNDRY**



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	Cornice cracking may need repairs to improve appearance
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Floors Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance, high moisture readings recorded in areas of floor



Window/s Painting NIL, The item described is not present at the time of the inspection  
OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Other Skylight/s are OK  
Trough OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Cabinet 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 Leaking washing machine tap will need repair to restore correct function and avoid water damage



Splashbacks Tile grout is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance



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	Air-conditioning unit not tested

**ROOF SPACE**



Framing	Pitched hardwood framing is OK
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Coverage	OK, Adequate coverage of roofing has been provided
Insulation	Batts, Good coverage
Sarking	NIL, No sarking or sisalation was visible at the time of the inspection
Parti Walls	Parti walls appear to be adequate and in good condition
Other	Minor fretting to roof tiles will need to monitor and replace affected tiles if condition deteriorates



**SUNROOM**



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

**WC / TOILET 1**



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 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 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

**EXTERIOR OF THE BUILDING:**

**CLADDING**

Painting Minor typical touchup repairs needed in some areas to restore appearance and adequate protection



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	
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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 NIL, The item described is not present at the time of the inspection  
 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	NIL, All mortar joints appear to be in acceptable condition for their age
Cracking	NIL, No significant cracking was noted, 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	NIL, No flashings where visible at the time of the inspection
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 tiles dislodged will need to be installed correctly to restore integrity and water tightness
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Fascia/Barge boards	Timber fascia/barge boards need repair and paint to prevent further damage
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Gutters/Downpipes	Joint leaks will need repair to prevent further leakage, rusting gutter brackets, gutters appear to have poor falls as they are holding water
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Flashings	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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Valleys	Rusting valley irons will need repair and paint to prevent further corrosion
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Soffit/Eaves	Cracked/broken linings will need repair or replacing to improve appearance
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Skylights	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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Vents	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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Flues	NIL, The item described is not present at the time of the inspection
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Other Gutters & Valleys need regular cleaning out around this dwelling as part of general maintenance



**SITE**



Garden shed/s NIL, The item described is not present at the time of the inspection  
 Paths / Driveways Minor typical cracking only, not considered significant



Off street parking Adequate areas for parking have been provided  
 Retaining walls NIL, The item described is not present at the time of the inspection  
 Clothes Line NIL, The item described is not present at the time of the inspection  
 Boundary Fences / Gates Some areas of fencing has corroded and needs repairs to restore integrity and correct appearance



Other Water tank/s and pressure pump appears to be in good working order

**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** Whilst we are not structural engineers. No visible defects found at the time of the inspection, however this should be monitored closely annually and a structural engineer should be consulted if any movement is noted in the future

<b>AREAS INSPECTED</b>	Only the internal and the immediate exterior of the particular building that were reasonably accessible were inspected
<b>AREAS NOT ACCESSIBLE</b>	No access to the underfloor space due to the type of construction
<b>AREAS VISUALLY OBSTRUCTED</b>	NIL, Reasonable access was gained to all/other areas
<b>AREAS TO GAIN ACCESS</b>	NIL, Reasonable access to all areas as needed
<b>SUB-FLOOR VENTILATION</b>	Not applicable in this type of construction
<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 - Cornice cracking may need repairs to improve appearance

BATHROOM/Floors - As tested there was high moisture readings found in areas of bathroom floor, cracking to floor tiles noted

BATHROOM/Shower - Tiles are cracked will need repair to ensure water tightness and appearance

BATHROOM/Splashbacks - Tile grouting is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance

BATHROOM/Vanity - Binding cupboard doors/drawers will need adjusting or repair to restore correct function

BEDROOM 1/Door - Damaged outside face will need repair to improve appearance

BEDROOM 2/Ceiling - Cornice cracking may need repairs to improve appearance

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

BEDROOM 3/Ceiling - Cornice cracking may need repairs to improve appearance

GARAGE/Ceiling - Popped nails need repair and re-finish to restore appearance

GARAGE/Floors - Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted

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

HALL / PASSAGE/Ceiling - Minor joint cracking and small holes needs repair and re-finish to restore appearance

HALL / PASSAGE/Floors - Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance

HALL / PASSAGE/Other - Cupboard doors are binding and will need repair/adjusting to restore function

KITCHEN/Ceiling - Water damage needs repair and re-finish to restore appearance

KITCHEN/Door - Latch will need adjustment to restore correct function

KITCHEN/Floors - Cracked or chipped tiles and/or grouting need repairs to reinstate appearance

LAUNDRY/Ceiling - Cornice cracking may need repairs to improve appearance

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

LAUNDRY/Floors - Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance, high moisture readings recorded in areas of floor

LAUNDRY/Splashbacks - Tile grout is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance

LAUNDRY/Taps - Leaking washing machine tap will need repair to restore correct function and avoid water damage

ROOF SPACE/Other - Minor fretting to roof tiles will need to monitor and replace affected tiles if condition deteriorates

WC / TOILET 1/Ceiling - Cornice cracking may need repairs 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 - Minor typical touchup repairs needed in some areas to restore appearance and adequate protection

ROOF EXTERIOR/Cladding - Some tiles dislodged will need to be installed correctly to restore integrity and water tightness

ROOF EXTERIOR/Fascia/Barge boards - Timber fascia/barge boards need repair and paint to prevent further damage  
 ROOF EXTERIOR/Gutters/Downpipes - Joint leaks will need repair to prevent further leakage, rusting gutter brackets, gutters appear to have poor falls as they are holding water  
 ROOF EXTERIOR/Other - Gutters & Valleys need regular cleaning out around this dwelling as part of general maintenance  
 ROOF EXTERIOR - Cracked or loose ridge capping will need repairs to avoid leaking  
 ROOF EXTERIOR/Soffit/Eaves - Cracked/broken linings will need repair or replacing to improve appearance  
 ROOF EXTERIOR/Valleys - Rusting valley irons will need repair and paint to prevent further corrosion  
 SITE/Boundary Fences / Gates - Some areas of fencing has corroded and needs repairs to restore integrity and correct appearance  
 SITE/Paths / Driveways - Minor typical cracking only, not considered significant

**Major Defects Summary:**

NIL

**Further Investigation Summary:**

EXTERIOR ITEMS

ROOF EXTERIOR/Cladding - Some tiles dislodged will need to be installed correctly to restore integrity and water tightness

ROOF EXTERIOR - Cracked or loose ridge capping will need repairs to avoid leaking

SUMMARY ITEMS

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

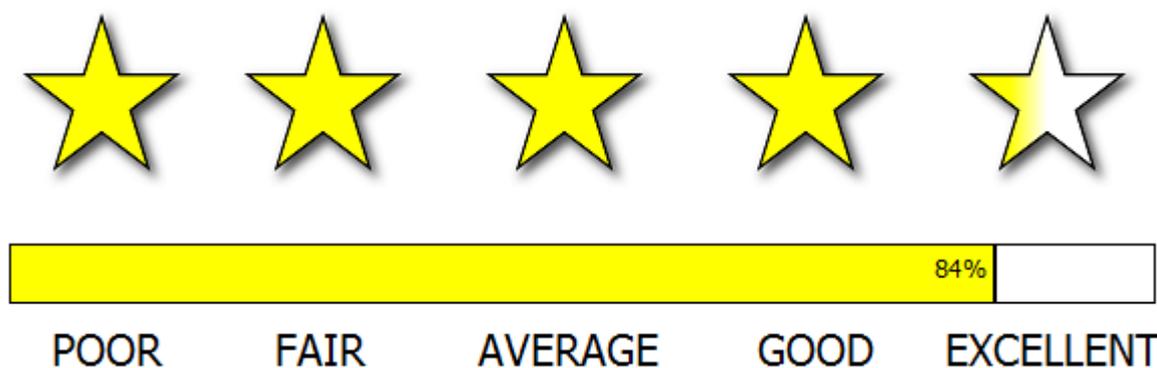
PLUMBING SUMMARY - Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail

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 - Whilst we are not structural engineers. No visible defects found at the time of the inspection, however this should be monitored closely annually and a structural engineer should be consulted if any movement is noted in the future

**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: 26/09/2018