

STANDARD RESIDENTIAL BUILDING INSPECTION REPORT

INCLUDING LIMITATIONS & CONDITIONS



81 BLANCH STREET, SHORTLAND

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: 81 BLANCH STREET
SHORTLAND NSW 2307

Inspection Date/Time: 23/03/2018 9:05 AM

Furnished: True

Occupied: True

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

Client Details:

Name:

Address:

Phone (AH):

Phone (BH):

Mobile:

Email:

Type of Dwelling:

WEATHERBOARD CLADDING, TIMBER FLOOR, TIMBER WINDOWS, TILED ROOFING

Scope of Report:

BUILDING DEFECTS ONLY

Weather Conditions at Time of Inspection:

SHOWERS

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.

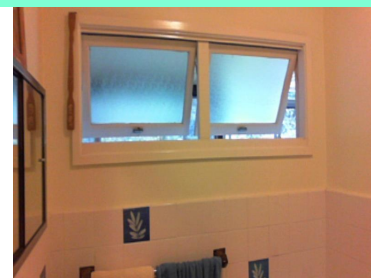
WE DO NOT check or test the operation or condition of appliances and fixtures including stoves, ovens, dishwashers, heaters, air conditioners, hot water systems, solar systems, fire places, chimneys or any other electrical, plumbing or mechanical appliances or fixtures that may be present. We recommend 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 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:

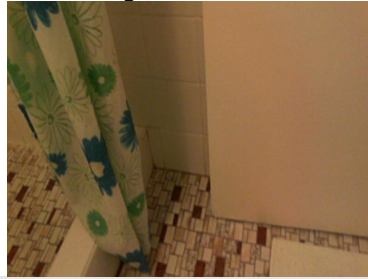
BATHROOM



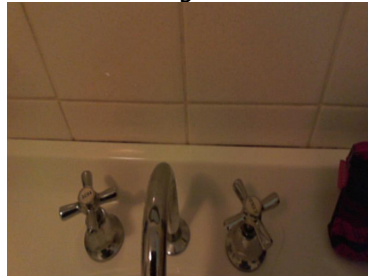
Door

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

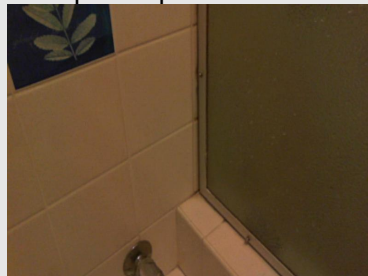
Walls As tested, there was high moisture readings on sections of the internal walls



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	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	
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	Splash backs need resealing to ensure water tightness



Bath	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
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 screen is leaking and will need repair to prevent further water damage

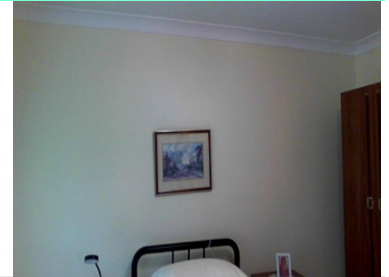


Mirror/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	OK, Window and fan are providing adequate ventilation

BEDROOM 1



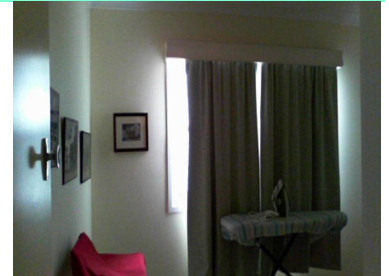
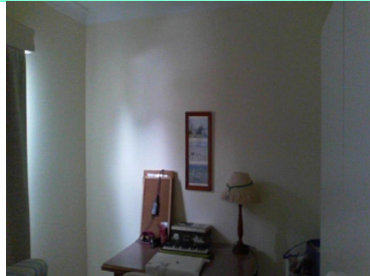
Door	Binding, will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	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	Ceiling fan appears ok
Robes	NIL, The item described is not present at the time of the inspection

BEDROOM 2

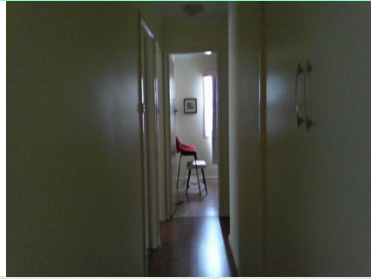
Door	Binding, will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	Cracked or broken pane/s will need replacing to reinstate integrity



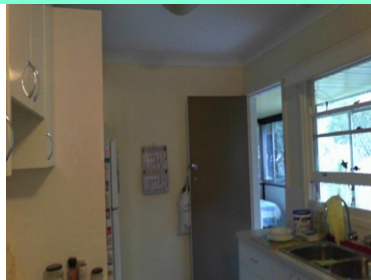
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Robes	NIL, The item described is not present at the time of the inspection

BEDROOM 3

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

HALL / PASSAGE

Door	Sliding door guides are broken or missing and need repair or replacing to ensure correct operation/function
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	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 OK

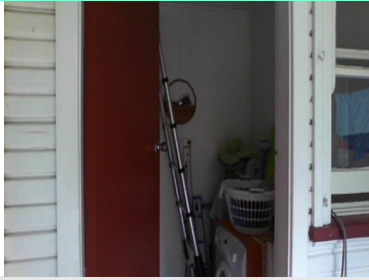
KITCHEN INCLUDING DINING

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	Water damage and popped lining nails 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	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	Exhaust fan is functioning as intended

LAUNDRY

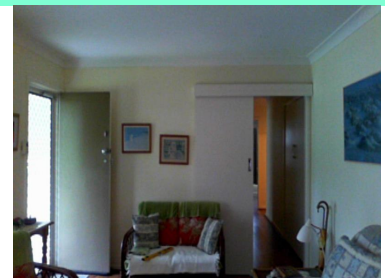


Door	Binding, will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Old repaired damage needs repair and repaint to restore appearance

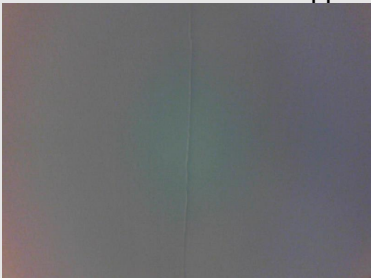


Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	Binding sashes will need easing to restore correct function
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
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	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	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

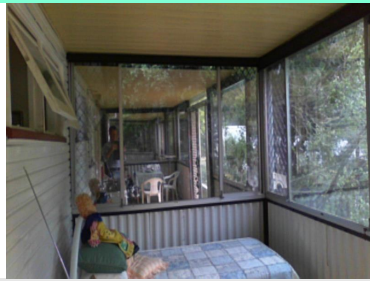
Ceiling	Minor joint cracking needs repair and re-finish to restore appearance	
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age	
Window/s	OK, The item described is performing the function it was designed for and its condition 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

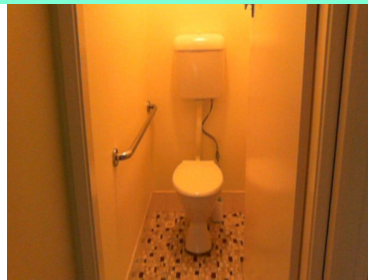
			
Framing	Hardwood truss framing is OK		
Coverage	OK, Adequate coverage of roofing has been provided		
Insulation	Batts, Good coverage		
Sarking	Damaged sisalation was noted, this needs repair to ensure correct function		
Parti Walls	NIL, No parti walls found in this construction		
Other			

SMOKE ALARMS

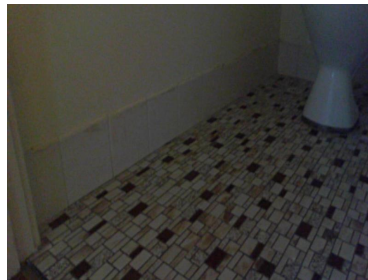
Smoke alarms noted as present but not tested at the time of the inspection

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	Out of level and may need repair to restore acceptable levels 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	

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	Drummy skirt tiles noted



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	
Cistern	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Pan	Loose pan needs securing to the floor for stability

EXTERIOR OF THE BUILDING:

CARPORT Posts and or frame showing signs of corrosion



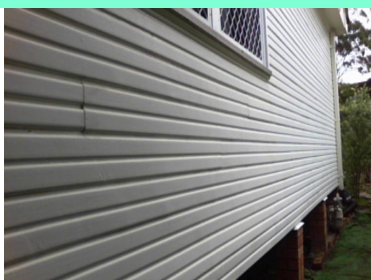
Ceilings Not lined
Roofing Rusting roof or flashings will need repair and paint to minimise corrosion



Gutters/Downpipes Downpipes discharge onto ground, will need to connecting to stormwater drain to avoid water damage to areas



CLADDING



Painting Blistered and/or peeling paint will need repair to restore adequate protection and appearance
Damp Damage Minor water damage in some areas will need repair to restore integrity and appearance
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

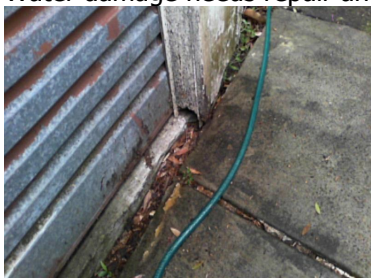
Steps & Stairs	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

GARAGE Limited access due to owners storage



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 needs repair and re-finish to restore appearance
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Ceiling	Linings not present at the time of the inspection
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	Generally in poor condition and will need repairs to improve appearance and protection
Other	
Roofing	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Gutters/Downpipes	Downpipes discharge onto the ground beside the foundations, these must be diverted away from the house foundations to prevent damage
Vehicle Door/s	Not tested due to being locked

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 joint cracking only, not considered significant, however this should be monitored annually
Damp Damage	Minor damp staining was noted at ground level, however this should be monitored during wet periods
Differential Movement	NIL, No significant movement was noted, however this should be monitored annually
Visible Flashings	Minor general maintenance may be needed to some flashings
Weepholes	NIL, No weepholes were noted at the time of the inspection
Joint Sealant	NIL, No joint sealants were noted at the time of the inspection
Vents	OK, The item described is performing its function as designed
Other	

ROOF EXTERIOR

Cladding

OK, The cladding is performing the function it was designed for and its condition is very typical for its age.



Fascia/Barge boards
Gutters/Downpipes

Timber fascia/barge boards need repair and paint to prevent further damage
Downpipes discharge onto ground and will need connecting to stormwater drain to avoid water damage areas, leaking gutter joints noted



Flashings

Dented and will need repair to restore appearance

Valleys

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

Soffit/Eaves

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

Skylights

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

Vents

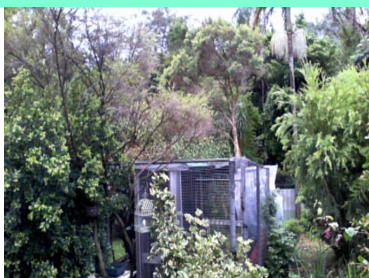
OK, The item described is performing the function it was designed for and its condition is very typical for its age



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

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	Winder not working and will need repair or replacing to restore correct function
Boundary Fences / Gates	Metal fences were in fair yet wavy and dented condition.
Other	

SUSPENDED CONCRETE FLOORS

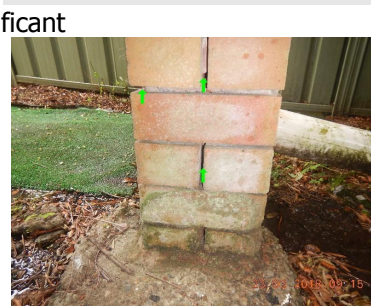





Condition of concrete	Minor cracking was noted, not considered significant, however this should be monitored annually and a structural engineer consulted if deterioration is noted
Dampness	Minor typical ground seepage was noted, not considered significant however I recommend this is monitored during and after 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	This sub floor area has limited cross flow ventilation
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 Water damaged/stained flooring boards under bathroom area



Bearers/Joists	Wood decay damage to Bearer/s not considered significant
Piers/Stumps	Minor fretting and mortar erosion to some bricks piers not significant



Dampness	Minor typical ground seepage was noted, not considered significant however I recommend this is monitored during and after 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	Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair	 
Debris Other	NIL, No significant debris in this area	

SUMMARIES:

ELECTRICAL SUMMARY

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

PLUMBING SUMMARY

Cracked/leaking pipes were noted and will need repair, 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.

AREAS INSPECTED

Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected

AREAS NOT ACCESSIBLE

NIL, Reasonable access was gained to all areas

AREAS VISUALLY OBSTRUCTED

NIL, Reasonable access was gained to all/other areas

AREAS TO GAIN ACCESS

NIL, Reasonable access to all areas as needed

SUB-FLOOR VENTILATION

Limited cross flow ventilation in areas of the sub-floor

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

**CONCLUSION
SUMMARY**

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/Screen/Curtain - The screen is leaking and will need repair to prevent further water damage

BATHROOM/Splashbacks - Splash backs need resealing to ensure water tightness

BATHROOM/Walls - As tested, there was high moisture readings on sections of the internal walls

BATHROOM/Window/s - Binding sashes will need easing to restore correct 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/Window/s - Binding sashes will need easing to restore 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 - Cracked or broken pane/s will need replacing to reinstate integrity

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

HALL / PASSAGE/Door - Sliding door guides are broken or missing and need repair or replacing to ensure correct operation/function

HALL / PASSAGE/Floors - Out of level and may need repair to restore acceptable levels and appearance

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

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

LAUNDRY/Ceiling - Old repaired damage needs repair and repaint to restore appearance

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

LAUNDRY/Window/s - Binding sashes will need easing to restore correct function

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

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

ROOF SPACE/Sarking - Damaged sisalation was noted, this needs repair to ensure correct function

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

WC / TOILET 1/Pan - Loose pan needs securing to the floor for stability

WC / TOILET 1/Walls - Drummy skirt tiles noted

EXTERIOR ITEMS

CARPORT - Posts and or frame showing signs of corrosion

CARPORT/Gutters/Downpipes - Downpipes discharge onto ground, will need to connecting to stormwater drain to avoid water damage to areas

CARPORT/Roofing - Rusting roof or flashings will need repair and paint to minimise corrosion

CLADDING/Damp Damage - Minor water damage in some areas will need repair to restore integrity and appearance

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

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 - Generally in poor condition and will need repairs to improve appearance and protection

GARAGE/Walls - Water damage needs repair and re-finish to restore appearance

MASONRY WALLS/Cracking - Minor typical joint cracking only, not considered significant, however this should be monitored annually

MASONRY WALLS/Damp Damage - Minor damp staining was noted at ground level, however this should be monitored during wet periods

MASONRY WALLS/Mortar eroding - Minor erosion was noted in parts, if further deterioration is noted repairs will be needed

MASONRY WALLS/Visible Flashings - Minor general maintenance may be needed to some flashings

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

ROOF EXTERIOR/Flashings - Dented and will need repair to restore appearance

ROOF EXTERIOR/Gutters/Downpipes - Downpipes discharge onto ground and will need connecting to stormwater drain to avoid water damage areas, leaking gutter joints noted

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

SITE/Clothes Line - Winder not working and will need repair or replacing to restore correct function

SITE/Paths / Driveways - Minor typical cracking only, not considered significant

SUSPENDED CONCRETE FLOORS/Condition of concrete - Minor cracking was noted, not considered significant, however

this should be monitored annually and a structural engineer consulted if deterioration is noted
 SUSPENDED CONCRETE FLOORS/Ventilation - This sub floor area has limited cross flow ventilation
 UNDERFLOOR SPACE/Bearers/Joists - Wood decay damage to Bearer/s not considered significant
 UNDERFLOOR SPACE/Dampness - Minor typical ground seepage was noted, not considered significant however I recommend this is monitored during and after wet periods
 UNDERFLOOR SPACE/Piers/Stumps - Minor fretting and mortar erosion to some bricks piers not significant
 UNDERFLOOR SPACE - Water damaged/stained flooring boards under bathroom area

SUMMARY ITEMS

SUB-FLOOR VENTILATION - Limited cross flow ventilation in areas of the sub-floor

Major Defects Summary:

EXTERIOR ITEMS

GARAGE/Gutters/Downpipes - Downpipes discharge onto the ground beside the foundations, these must be diverted away from the house foundations to prevent damage

UNDERFLOOR SPACE/Cracked or leaking pipes - Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair

Further Investigation Summary:

INTERIOR ITEMS

BATHROOM/Walls - As tested, there was high moisture readings on sections of the internal walls

EXTERIOR ITEMS

GARAGE - Limited access due to owners storage

GARAGE/Vehicle Door/s - Not tested due to being locked

UNDERFLOOR SPACE/Cracked or leaking pipes - Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair

SUMMARY ITEMS

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

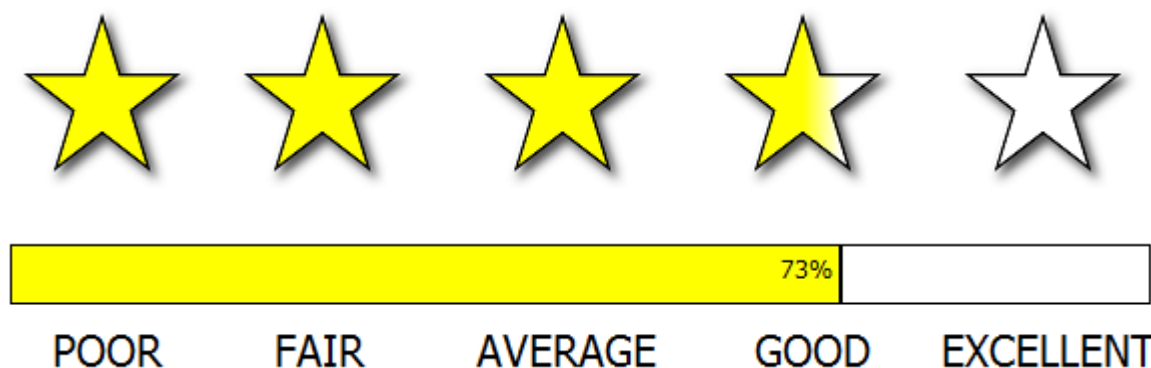
PLUMBING SUMMARY - Cracked/leaking pipes where noted and will need repair, Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail

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: 23/03/2018