

STANDARD RESIDENTIAL BUILDING INSPECTION REPORT

INCLUDING LIMITATIONS & CONDITIONS



1 GRANADA AVENUE , MACQUARIE HILLS

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: 1 GRANADA AVENUE
MACQUARIE HILLS NSW 2285

Inspection Date/Time: 16/01/2018 2:20 PM

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, CONCRETE FLOOR, TIMBER WINDOWS, SHEET METAL 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 he 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.

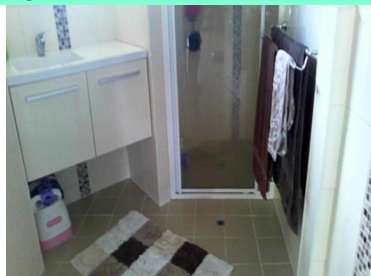
Report Ownership:

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:

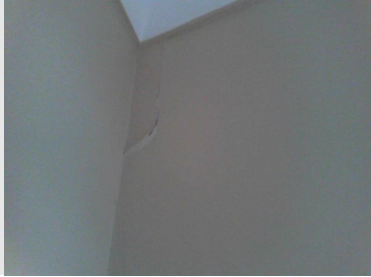
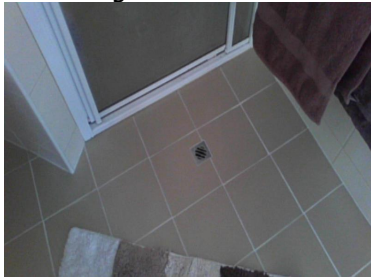

BATHROOM

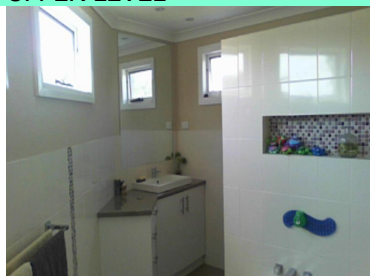
LOWER LEVEL



Door

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

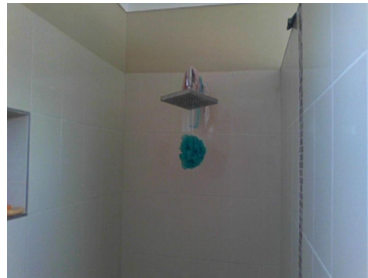
Walls	Typical plaster cracking, may need repair and re-finish to improve appearance
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
	
Floors	As tested there was high moisture readings found in areas of bathroom floor
	
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	Minor touchup repairs only are needed to restore appearance
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 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

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

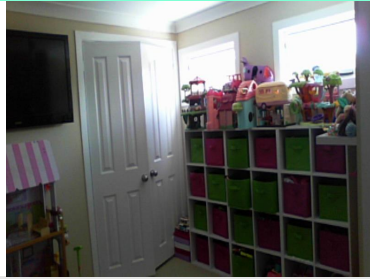


Screen/Curtain	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Mirror/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	OK, Window and fan are providing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

BATHROOM 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

BEDROOM 1 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 Cornice cracking may need repairs to improve appearance



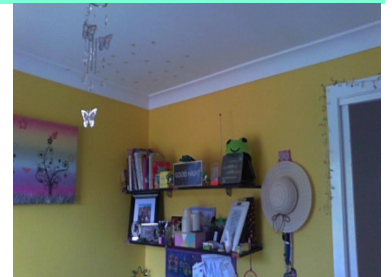
Floors OK, The item described is performing the function it was designed for and its condition is very typical for it's age

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

Robes Robe door handles and/or catch/s need repair or adjusting to restore correct function

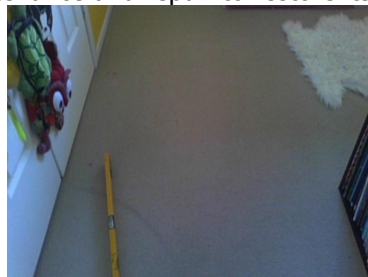
BEDROOM 2 UPPER LEVEL

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 Uneven, may need minor maintenance and repair to restore its straightness



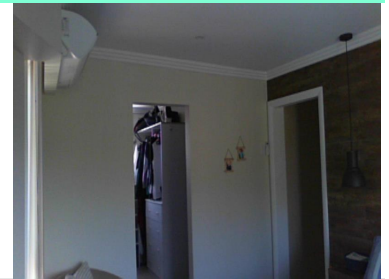
Window/s OK, The item described is performing the function it was designed for and its condition is very typical for it's age

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

Other

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**UPPER LEVEL**

Door

Door handle/s or latch/s are missing and need repair to restore correct 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

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

Painting

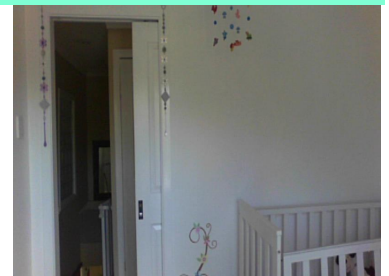
OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Other

Air-conditioning unit not tested

Robes

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

BEDROOM 4**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

Out of level and squeaks in various areas, 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

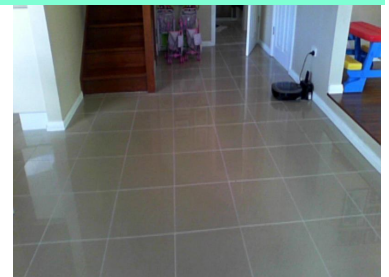
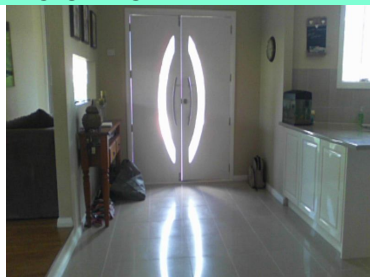
OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Other

Smoke alarm not tested

Robes

Robe door/s binding and need adjusting to restore correct function

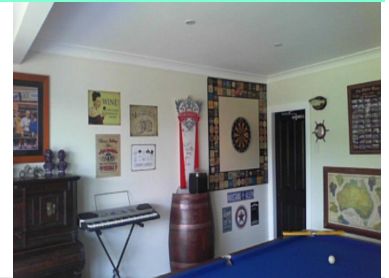
ENTRY**INCLUDING HALLWAY**

Door

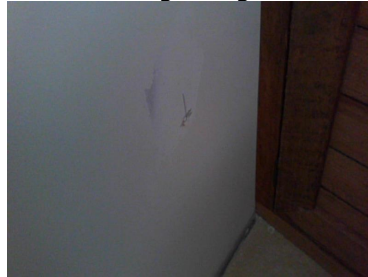
OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Walls	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	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	

FAMILY ROOM 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	Patches are incomplete and will need finishing to a good standard to restore appearance

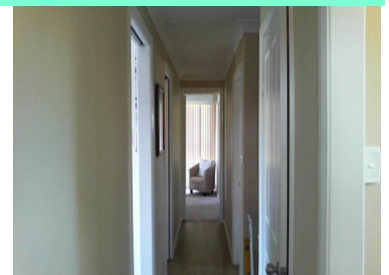
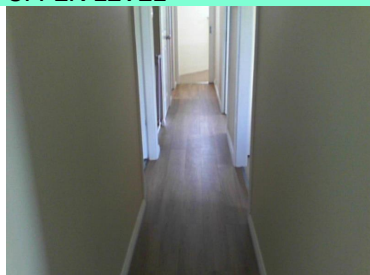


Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance



Window/s	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	

HALL / PASSAGE UPPER LEVEL



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	Cupboards are OK

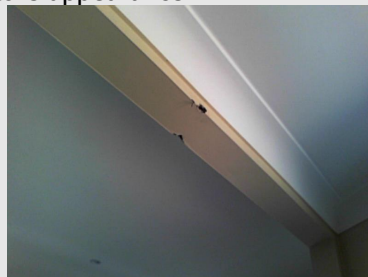
KITCHEN LOWER LEVEL



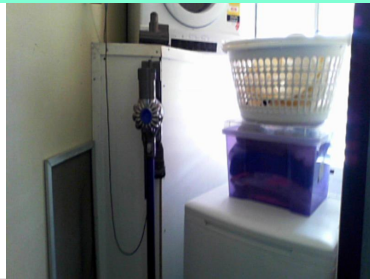
Door	NIL, The item described is not present at the time of the inspection
Walls	Minor joint cracking needs repair and re-finish to restore appearance



Ceiling	Small hole/s need repair to restore appearance
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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	Range hood is ok and functioning as intended

LAUNDRY**LOWER LEVEL**

Door Door handle/s or latch/s are missing and need repair to restore correct 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 OK, The item described is performing the function it was designed for and its condition is very typical for it's age

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

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

Other

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

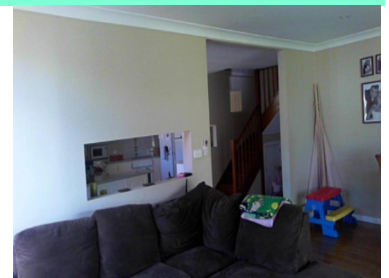
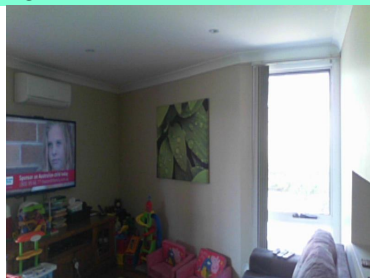
Cabinet NIL, The item described is not present at the time of the inspection

Waste Traps Not tested due to no taps

Taps NIL, Item described not present at the time of inspection

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

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

LOUNGE**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

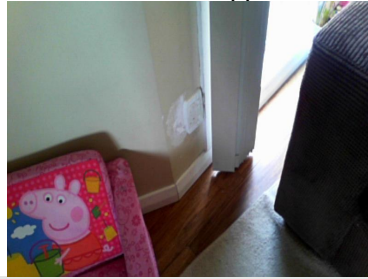
Ceiling OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Floors Uneven, may need minor maintenance and repair to restore its straightness

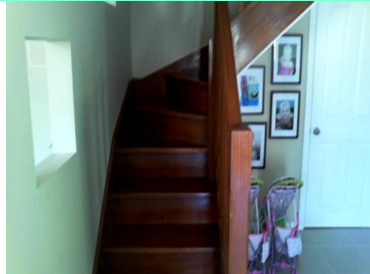
Window/s OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Painting

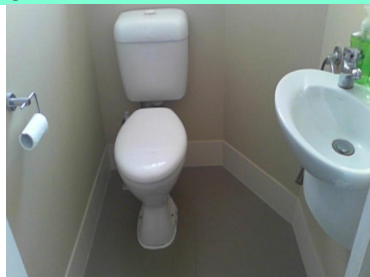
Minor touchup repairs only are needed to restore appearance



Other

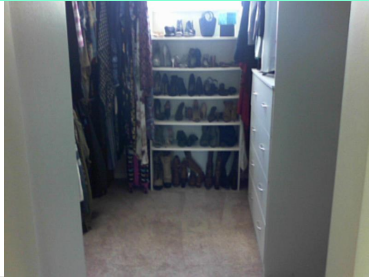
STAIR WELL**TO UPPER LEVEL**

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	Minor touchup repairs only are needed to restore appearance
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	Storage cupboard under the stairs is acceptable

WC / TOILET 1**UPPER LEVEL**

Door	Binding, will need adjusting to ensure correct operation. pelmet missing
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	Basin and taps are functioning as intended
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	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	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	Shelving is performing adequately as designed

EXTERIOR OF THE BUILDING:

CARPORT	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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Ceilings	Not lined
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 ground, will need to connecting to stormwater drain to avoid water damage to areas



CLADDING

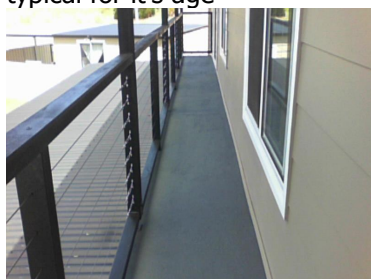
Painting OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Damp Damage NIL, No evidence of damp damage was found

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

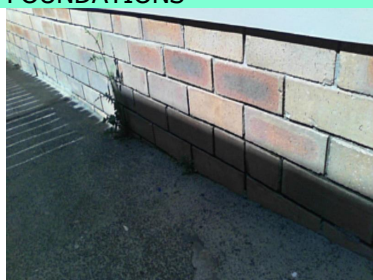
Steps & Stairs OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Other

GARAGE

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	Linings not present at the time of the inspection
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	
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	OK, All guttering appears ok, however these should be cleaned and monitored annually
Vehicle Door/s	OK, The item described is performing its correct function as designed

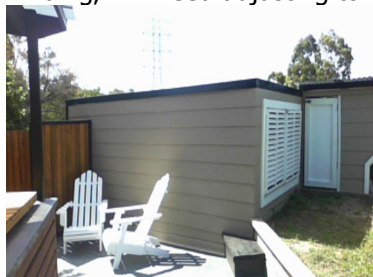
MASONRY WALLS**FOUNDATIONS**

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	OK, All flashings appear to be in acceptable condition for their age
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	Nil, The item described was not present at the time of the inspection
Other	

OUTBUILDING 1

Door

Binding, will need adjusting to ensure correct operation.



Walls

Water damage 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

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

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	
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	Downpipe/s missing and will need installing to prevent water damage

ROOF EXTERIOR

Limited access due to excess heights only accessible areas reported on



Cladding

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



Fascia/Barge boards

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

Gutters/Downpipes

Sagging gutters may need repair to restore appearance and correct flows



Flashings

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

Valleys

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

Soffit/Eaves

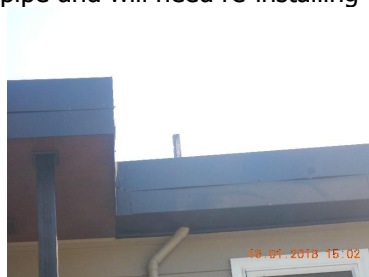
OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Skylights

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

Vents

Bird cap is missing on the vent pipe and will need re-installing

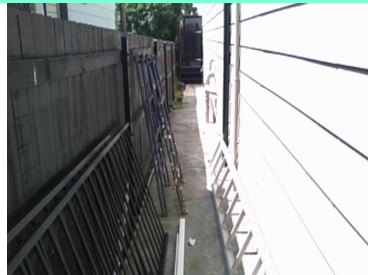


Flues

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

Other

Electrical service head is weathered damaged and may require replacing to avoid damage

**SITE**

Garden shed/s

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

Paths / Driveways

Minor typical cracking only, not considered significant



Off street parking

Adequate areas for parking have been provided

Retaining walls

Retaining walls are out of plumb and leaning in areas



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

Fences are leaning and will need repair or replacing

Other

Swimming pool/spa filtration and/or heating/solar system was not tested, it's recommended a swimming pool expert be consulted for further detail

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.

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	No access to the roof space and underfloor space due to the type of construction
AREAS VISUALLY OBSTRUCTED	Limited access to the roof exterior due to the reporting height restrictions
AREAS TO GAIN ACCESS	Access to obstructed areas should be gained to fully determine their condition
SUB-FLOOR VENTILATION	Not applicable in this type of construction
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:

EXTERIOR ITEMS

ROOF EXTERIOR/Other - Electrical service head is weathered damaged and may require replacing to avoid damage

Minor Defects Summary:

INTERIOR ITEMS

BATHROOM/Floors - As tested there was high moisture readings found in areas of bathroom floor

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

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

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

BATHROOM 2/Vanity - Water damage door will need repair to restore integrity and appearance

BEDROOM 1/Ceiling - Cornice cracking may need repairs to improve appearance

BEDROOM 1/Robes - Robe door handles and/or catch/s need repair or adjusting to restore correct function

BEDROOM 2/Floors - Uneven, may need minor maintenance and repair to restore its straightness

BEDROOM 3/Door - Door handle/s or latch/s are missing and need repair to restore correct function

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

BEDROOM 4/Floors - Out of level and squeaks in various areas, may need repair to restore acceptable levels and appearance

BEDROOM 4/Robes - Robe door/s binding and need adjusting to restore correct function

ENTRY/Ceiling - Small hole/s need repair to restore appearance

FAMILY ROOM/Floors - Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance

FAMILY ROOM/Walls - Patches are incomplete and will need finishing to a good standard to restore appearance

KITCHEN/Ceiling - Small hole/s need repair to restore appearance

KITCHEN/Walls - Minor joint cracking needs repair and re-finish to restore appearance

LAUNDRY/Door - Door handle/s or latch/s are missing and need repair to restore correct function

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

LOUNGE/Floors - Uneven, may need minor maintenance and repair to restore its straightness

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

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

WC / TOILET 1/Door - Binding, will need adjusting to ensure correct operation. pelmet missing

EXTERIOR ITEMS

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

CLADDING/Mouldings - Moulding/s need/s minor typical maintenance repairs to restore appearance

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

OUTBUILDING 1/Gutters/Downpipes - Downpipe/s missing and will need installing to prevent water damage

OUTBUILDING 1/Walls - Water damage needs repair and re-finish to restore appearance

OUTBUILDING 1/Window/s - Cracked or broken pane/s will need replacing to reinstate integrity

ROOF EXTERIOR/Gutters/Downpipes - Sagging gutters may need repair to restore appearance and correct flows
ROOF EXTERIOR/Other - Electrical service head is weathered damaged and may require replacing to avoid damage
ROOF EXTERIOR/Vents - Bird cap is missing on the vent pipe and will need re-installing
SITE/Boundary Fences / Gates - Fences are leaning and will need repair or replacing
SITE/Paths / Driveways - Minor typical cracking only, not considered significant
SITE/Retaining walls - Retaining walls are out of plumb and leaning in areas

Major Defects Summary:

NIL

Further Investigation Summary:

EXTERIOR ITEMS

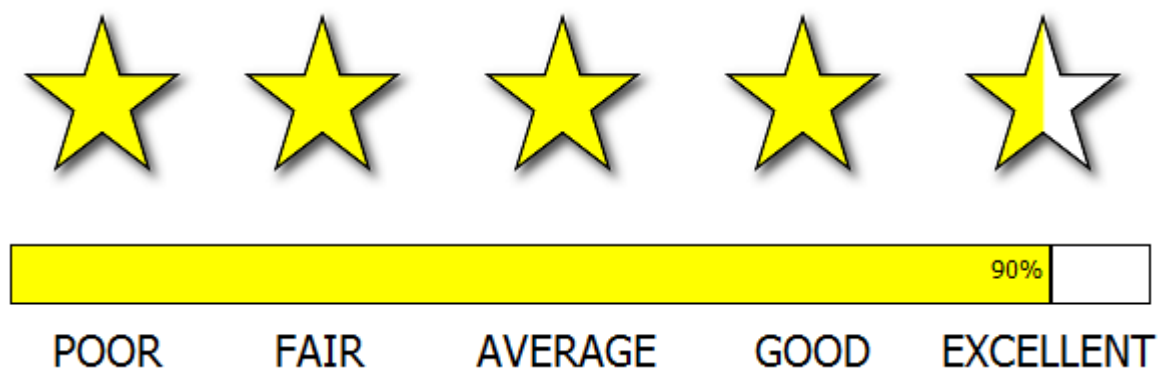
ROOF EXTERIOR/Other - Electrical service head is weathered damaged and may require replacing to avoid damage
SITE/Other - Swimming pool/spa filtration and/or heating/solar system was not tested, it's recommended a swimming pool expert be consulted for further detail

SUMMARY ITEMS

AREAS TO GAIN ACCESS - Access to obstructed areas should be gained to fully determine their condition
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: 16/01/2018