



16 Eighth Street Adamstown NSW 2289
Mobile 0478 964 635

STANDARD RESIDENTIAL BUILDING INSPECTION REPORT

INCLUDING LIMITATIONS & CONDITIONS



13 PASEDNA CRESCENT, 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: 13 PASEDNA CRESCENT
MACQUARIE HILLS NSW 2285

Inspection Date/Time: 29/08/2018 8:02 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, ALUMINIUM WINDOWS, TILED ROOFING

Scope of Report:

BUILDING DEFECTS ONLY

Weather Conditions at Time of Inspection:

FINE AND SUNNY

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

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

1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends to a large extent, upon the age and type of building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of the inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed (deliberately or otherwise). The inspector DID NOT dig, gouge, force or perform any invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the current property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed: the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g.. In the case of shower enclosures or the subfloor space the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak or the subfloor space will not experience problems during and/or after wet periods); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non structural); detection and identification of illegal building or plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; condition of heaters and heater flues; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

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

"No inspection for asbestos was carried out at the property and no report on the presence or absence is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks. Buildings built prior to 1985 may have wall and/or ceiling sheeting and other products including roof sheeting that contains asbestos. Even buildings built after this date up until the early 90's may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of removal. If

asbestos is noted as present within the property then you should seek advice from a removal expert as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mould and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the inspection, mould happened to be noticed it may be noted in the general remarks section of the report. If Mould is noted as present within the property or if you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industrial Hygienist.

Estimating Disclaimer: Estimates provide are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector and are not estimates in the sense of being a calculation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided.

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

Definitions:

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

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

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

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

Future Inspections:

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

Important Disclaimers:

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

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

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

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

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

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

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

Report Ownership:

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

INTERIOR OF THE BUILDING:

BATHROOM



Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
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Walls As tested, there was high moisture readings on sections of the internal walls



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



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 Mould stained and will need cleaning, sealing and repainting 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

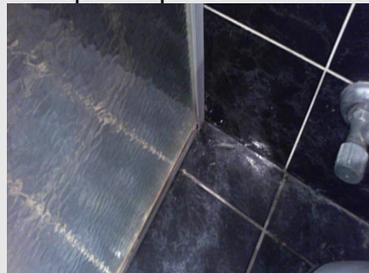
Waste Traps OK, The item described is performing the function it was designed for and its condition is very typical for it's age

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

Bath 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 Minor de-silvering was noted, this may need replacing to restore appearance

Ventilation OK, Window and fan are providing adequate ventilation

BATHROOM 2 UPPER LEVEL



Door Water damage to door jamb and/or mouldings will need repairs to restore appearance and integrity, sliding door guides missing or damaged



Walls Small hole/s need repair to restore appearance

Ceiling Cornice cracking may need repairs to improve appearance

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 Generally in poor condition and will need repairs to improve appearance.

Other

Vanity Water damaged cabinet will need repair to restore integrity and appearance



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

Taps Taps leaking and will need repair to restore correct function



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

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

Shower Damaged or stained cubical walls will need repair to restore appearance and or water tightness



Screen/Curtain Damaged screen/door and or handle/s will need repair to restore integrity and appearance
 Mirror/s Minor de-silvering was noted, this may need replacing to restore appearance
 Ventilation OK, Window only is 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 Loose pan needs securing to the floor for stability, cracked pan needs replacing



BATHROOM TOILET 2 UPPER LEVEL

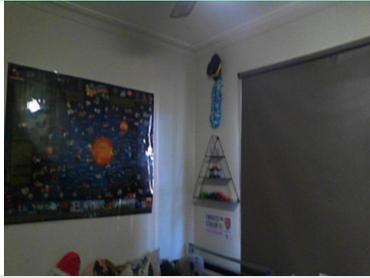


Cistern OK, The item described is performing the function it was designed for and its condition is very typical for it's age
 Pan OK, The item described is performing the function it was designed for and its condition is very typical for it's age

BEDROOM 1

Door Sliding door/frame needs repairs to restore correct function and integrity
 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 Ceiling fan appears ok
 Robes Robe door/s binding and need adjusting to restore correct function

BEDROOM 2



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

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

Ceiling Small hole/s need repair to restore appearance



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

Window/s Window unable to be opened or tested

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 3

UPPER LEVEL



Door Door frame needs repair to restore 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 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

Robes Damage robe shelving and missing doors needs repairs



BEDROOM 4 UPPER LEVEL



Door Binding, will need adjusting to ensure correct operation.



Walls Hole/s need repair to restore integrity and appearance



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

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

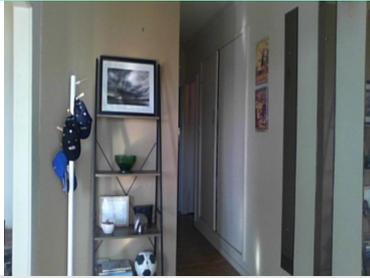
Window/s OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Painting Mould stained and will need cleaning, sealing and repainting to restore appearance

Other Air-conditioning unit not tested

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

ENTRY INCLUDING HALLWAY



Door Damage to door jamb and/or mouldings will need repairs to restore appearance and integrity



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



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



Floors 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 Cupboard door catch/s need adjusting and/or repair to restore correct function

FAMILY ROOM



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	Uneven and may need repairs to restore straightness and appearance	
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	Cupboard doors are damaged and will need repair/replacing to restore appearance	

KITCHEN INCLUDING DINING



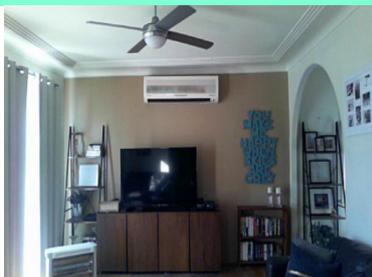
Door	NIL, The item described is not present at the time of the inspection
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Small hole/s need repair to restore appearance
Floors	Out of level and may need repair to restore 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	
Bench Tops	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Doors, Drawers & Cabinets	Damaged cabinet and or shelving, will need repair or replacement to restore integrity.
Sink	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	Stained or missing grout will need resealing to restore integrity and appearance
Fans	Range hood is ok and functioning as intended

LAUNDRY Limited access due to owners storage



Door	Striker plate is missing and should be installed to ensure correct latch function	
Walls	Patches are incomplete and will need finishing to a good standard to restore appearance	
Ceiling	Mould stained, and will need cleaning, sealing and repainting 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	Window unable to be opened or tested	
Painting	Generally in poor condition and will need repairs to improve appearance.	
Other		
Trough	Loose trough will need securing to prevent damage and leaks	
Cabinet	Rusty cabinet will need repair and paint the restore appearance.	
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	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



Door	Screen/Security door is damaged and will need repair to restore integrity and 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	Cornice cracking may need repairs to improve appearance
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

REAR ENTRY



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	Ceiling paint is peeling and/or damaged and needs repair to improve appearance
Other	

ROOF SPACE



Framing	Hardwood truss framing is OK
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Coverage	OK, Adequate coverage of roofing has been provided
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Insulation	Fluff type, Good coverage
Sarking	Damaged sisalation was noted, this needs repair to ensure correct function



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

ROOF SPACE 2 LOWER LEVEL



Framing	Pitched hardwood framing is OK
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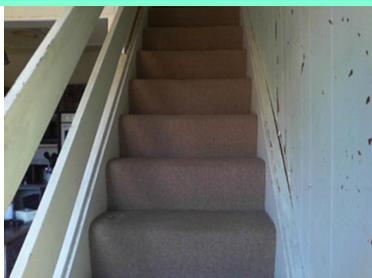


Coverage	OK, Adequate coverage of roofing has been provided
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Insulation	Fluff type, Good coverage
Sarking	Good coverage of sisalation
Parti Walls	NIL, No parti walls found in this construction
Other	

STAIR WELL



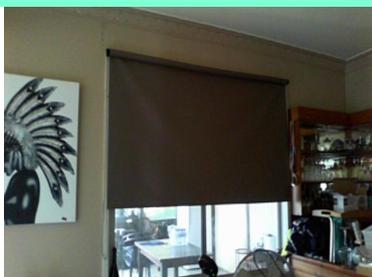
Door	NIL, The item described is not present at the time of the inspection
Walls	Hole/s need repair to restore integrity and appearance



Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	NIL, The item described is not present at the time of the inspection
Painting	Blistered and/or peeling paint will need repairs to restore adequate protection and 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	Squeaks noted on some treads, minor repairs needed to eliminate squeaks
Other	

STUDY



Door	Sliding door guides are broken or missing and need repair or replacing to ensure correct operation/function
Walls	Typical plaster cracking, may need repair and re-finish to improve appearance
Ceiling	Minor joint cracking needs repair and re-finish to restore appearance
Floors	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	Minor touchup repairs only are needed to restore appearance
Other	

EXTERIOR OF THE BUILDING:

CARPORT	Posts and or frame showing signs of corrosion
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	Rusted gutter brackets will need replacing

CLADDING

Painting	Generally in poor condition and will need repair and repair to reinstate adequate protection
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Damp Damage	Water/damp damaged area/s will need repair to prevent further damage
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Mouldings	Moulding/s need/s minor typical maintenance repairs to restore appearance
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Deck/s Balconies, Patios & Ramps	Minor typical concrete cracking only, not considered significant
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	Minor cracking/chipped edges and/or separation in the concrete steps, whilst not considered significant we recommend this should be monitored annually for further movement

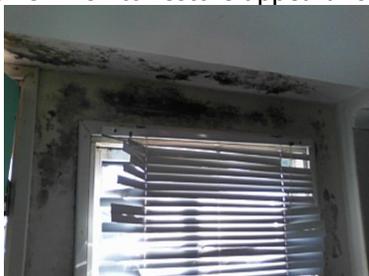


Other	
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GARAGE Limited access due to owners storage



Door	External door is weather damaged and will need replacing, water damage to jamb
Walls	Water damage needs repair and re-finish to restore appearance



Ceiling	Water damage needs repair and re-finish to restore appearance
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Floors	Unable to inspect due to no access
Window/s	Window unable to be opened or tested
Painting	Mould stained and will need cleaning, sealing and repainting to restore appearance
Other	
Vehicle Door/s	NIL, The item described was not present at the time of the inspection

MASONRY WALLS

Bricks fretting	NIL, All bricks/blocks appear to be in acceptable condition for their age
Mortar eroding	Minor erosion was noted in parts, if further deterioration is noted repairs will be needed
Cracking	Minor typical settlement cracking, 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	Minor Differential movement was noted, not considered significant, however this should be monitored annually, We recommend you consult a structural engineer if deterioration is noted
Visible Flashings	Damaged or rusting flashings will need repairs or replacing to prevent further damage



Weepholes	NIL, No weepholes where noted at the time of the inspection
Joint Sealant	NIL, No joint sealants where noted at the time of the inspection
Vents	OK, The item described is performing its function as designed
Other	

ROOF EXTERIOR

Cladding	Limited access due to excess heights only accessible areas reported on Some cracked or broken tiles noted, and will need repair or replacing to prevent leaks and water damage
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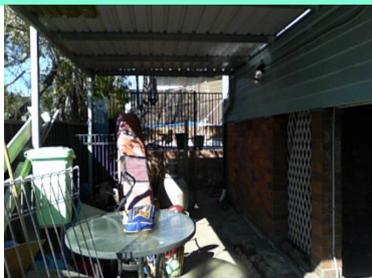
Fascia/Barge boards	Timber fascia/barge boards need repair and paint to prevent further damage
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Gutters/Downpipes	Damaged and will need repair or replacing
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Flashings	Loose damaged flashing/s will need repair to restore integrity and water tightness and appearance	
Valleys	OK, The item described is performing the function it was designed for and its condition is very typical for it's age	
Soffit/Eaves	Loose or missing lining/s need repair to restore appearance	
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 it's age	
Flues	NIL, The item described is not present at the time of the inspection	
Other		

SITE



Garden shed/s	NIL, The item described is not present at the time of the inspection
Paths / Driveways	Some paved areas have subsided and will need repair to restore appearance and/or remove trip hazard
Off street parking	Adequate areas for parking have been provided
Retaining walls	Significant cracking and differential movement was noted, I strongly recommend you consult a structural engineer to determine its significance



Clothes Line	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Boundary Fences / Gates	Fences/gates need minor typical repairs
Other	Swimming pool filtration and/or heating/solar system was not tested, it's recommended a swimming pool expert be consulted for further detail

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 Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area



Drainage Inadequate, I recommend the subfloor drainage is improved, improving the site drainage may also help limit the dampness in this area

Ventilation This sub floor area has limited cross flow ventilation

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



Debris Debris was noted in this area and should be removed

Other

UNDERFLOOR SPACE

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

Piers/Stumps Some piers/stumps are disengaged from framing timber and will need repair to ensure structural integrity



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 Limited in areas of the subfloor space, ventilation should be improved in these areas minimise dampness

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 Stored timbers or timber debris within a sub floor area will form a conducive condition to pending and possible termite attack if not removed

Other

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 where 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	To sections of the roof exterior due to the reporting height restrictions
AREAS VISUALLY OBSTRUCTED	NIL, Reasonable access was gained to all/other areas
AREAS TO GAIN ACCESS	More intrusive investigations will be needed to determine the condition of the roof and roof claddings
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 numerous items that need attention as listed above. In my opinion this property is below standard, relative to similar properties of approximately the same age that have been reasonably maintained.

Safety Item Summary:

EXTERIOR ITEMS

SITE/Paths / Driveways - Some paved areas have subsided and will need repair to restore appearance and/or remove trip hazard

Minor Defects Summary:

INTERIOR ITEMS

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

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

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

BATHROOM/Painting - Mould stained and will need cleaning, sealing and repainting to restore appearance

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

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

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

BATHROOM 2/Door - Water damage to door jamb and/or mouldings will need repairs to restore appearance and integrity, sliding door guides missing or damaged

BATHROOM 2/Floors - As tested there was high moisture readings found in areas of bathroom floor

BATHROOM 2/Mirror/s - Minor de-silvering was noted, this may need replacing to restore appearance

BATHROOM 2/Painting - Generally in poor condition and will need repairs to improve appearance.

BATHROOM 2/Screen/Curtain - Damaged screen/door and or handle/s will need repair to restore integrity and appearance

BATHROOM 2/Shower - Damaged or stained cubical walls will need repair to restore appearance and or water tightness

BATHROOM 2/Taps - Taps leaking and will need repair to restore correct function
BATHROOM 2/Vanity - Water damaged cabinet will need repair to restore integrity and appearance
BATHROOM 2/Walls - Small hole/s need repair to restore appearance
BATHROOM TOILET/Pan - Loose pan needs securing to the floor for stability, cracked pan needs replacing
BEDROOM 1/Door - Sliding door/frame needs repairs to restore correct function and integrity
BEDROOM 1/Floors - Out of level and may need repair to restore acceptable levels and appearance
BEDROOM 1/Robes - Robe door/s binding and need adjusting to restore correct function
BEDROOM 1/Window/s - Cracked or broken pane/s will need replacing to reinstate integrity
BEDROOM 2/Ceiling - Small hole/s need repair to restore appearance
BEDROOM 2/Floors - Out of level and may need repair to restore acceptable levels and appearance
BEDROOM 2/Window/s - Window unable to be opened or tested
BEDROOM 3/Door - Door frame needs repair to restore appearance
BEDROOM 3/Floors - Out of level and may need repair to restore acceptable levels and appearance
BEDROOM 4/Ceiling - Popped nails need repair and re-finish to restore appearance
BEDROOM 4/Door - Binding, will need adjusting to ensure correct operation.
BEDROOM 4/Floors - Out of level and may need repair to restore acceptable levels and appearance
BEDROOM 4/Painting - Mould stained and will need cleaning, sealing and repainting to restore appearance
BEDROOM 4/Walls - Hole/s need repair to restore integrity and appearance
ENTRY/Ceiling - Minor joint cracking needs repair and re-finish to restore appearance
ENTRY/Door - Damage to door jamb and/or mouldings will need repairs to restore appearance and integrity
ENTRY/Floors - Out of level and may need repair to restore acceptable levels and appearance
ENTRY/Other - Cupboard door catch/s need adjusting and/or repair to restore correct function
ENTRY/Walls - Typical plaster cracking, may need repair and re-finish to improve appearance
FAMILY ROOM/Ceiling - Uneven and may need repairs to restore straightness and appearance
FAMILY ROOM/Floors - Out of level and may need repair to restore acceptable levels and appearance
FAMILY ROOM/Other - Cupboard doors are damaged and will need repair/replacing to restore appearance
KITCHEN/Ceiling - Small hole/s need repair to restore appearance
KITCHEN/Doors, Drawers & Cabinets - Damaged cabinet and or shelving, will need repair or replacement to restore integrity.
KITCHEN/Floors - Out of level and may need repair to restore acceptable levels and appearance
KITCHEN/Splashbacks - Stained or missing grout will need resealing to restore integrity and appearance
KITCHEN/Window/s - Cracked or broken pane/s will need replacing to reinstate integrity
LAUNDRY/Cabinet - Rusty cabinet will need repair and paint the restore appearance.
LAUNDRY/Ceiling - Mould stained, and will need cleaning, sealing and repainting to restore appearance
LAUNDRY/Door - Striker plate is missing and should be installed to ensure correct latch function
LAUNDRY/Painting - Generally in poor condition and will need repairs to improve appearance.
LAUNDRY/Trough - Loose trough will need securing to prevent damage and leaks
LAUNDRY/Walls - Patches are incomplete and will need finishing to a good standard to restore appearance
LOUNGE/Ceiling - Cornice cracking may need repairs to improve appearance
LOUNGE/Door - Screen/Security door is damaged and will need repair to restore integrity and appearance
LOUNGE/Floors - Out of level and may need repair to restore acceptable levels and appearance
REAR ENTRY/Ceiling - Small hole/s need repair to restore appearance
REAR ENTRY/Painting - Ceiling paint is peeling and/or damaged and needs repair to improve appearance
ROOF SPACE/Sarking - Damaged sisalation was noted, this needs repair to ensure correct function
STAIR WELL/Painting - Blistered and/or peeling paint will need repairs to restore adequate protection and appearance
STAIR WELL/Treads & Risers - Squeaks noted on some treads, minor repairs needed to eliminate squeaks
STAIR WELL/Walls - Hole/s need repair to restore integrity and appearance
STUDY/Ceiling - Minor joint cracking needs repair and re-finish to restore appearance
STUDY/Door - Sliding door guides are broken or missing and need repair or replacing to ensure correct operation/function
STUDY/Floors - Out of level and may need repair to restore acceptable levels and appearance
STUDY/Painting - Minor touchup repairs only are needed to restore appearance
STUDY/Walls - Typical plaster cracking, may need repair and re-finish to improve appearance

EXTERIOR ITEMS

CARPORT - Posts and or frame showing signs of corrosion
CARPORT/Gutters/Downpipes - Rusted gutter brackets will need replacing
CLADDING/Damp Damage - Water/damp damaged area/s will need repair to prevent further damage
CLADDING/Deck/s Balconies, Patios & Ramps - Minor typical concrete cracking only, not considered significant
CLADDING/Mouldings - Moulding/s need/s minor typical maintenance repairs to restore appearance
CLADDING/Steps & Stairs - Minor cracking/chipped edges and/or separation in the concrete steps, whilst not considered significant we recommend this should be monitored annually for further movement

GARAGE/Ceiling - Water damage needs repair and re-finish to restore appearance
GARAGE/Door - External door is weather damaged and will need replacing, water damage to jamb
GARAGE/Painting - Mould stained and will need cleaning, sealing and repainting to restore appearance
GARAGE/Walls - Water damage needs repair and re-finish to restore appearance
MASONRY WALLS/Cracking - Minor typical settlement cracking, 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/Differential Movement - Minor Differential movement was noted, not considered significant, however this should be monitored annually, We recommend you consult a structural engineer if deterioration is noted
MASONRY WALLS/Mortar eroding - Minor erosion was noted in parts, if further deterioration is noted repairs will be needed
ROOF EXTERIOR/Cladding - Some cracked or broken tiles noted, and will need repair or replacing to prevent leaks and water damage
ROOF EXTERIOR/Fascia/Barge boards - Timber fascia/barge boards need repair and paint to prevent further damage
ROOF EXTERIOR/Gutters/Downpipes - Damaged and will need repair or replacing
ROOF EXTERIOR/Soffit/Eaves - Loose or missing lining/s need repair to restore appearance
SITE/Boundary Fences / Gates - Fences/gates need minor typical repairs
SITE/Paths / Driveways - Some paved areas have subsided and will need repair to restore appearance and/or remove trip hazard
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/Debris - Debris was noted in this area and should be removed
SUSPENDED CONCRETE FLOORS/Drainage - Inadequate, I recommend the subfloor drainage is improved, improving the site drainage may also help limit the dampness in this area
SUSPENDED CONCRETE FLOORS/Ventilation - This sub floor area has limited cross flow ventilation
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/Debris - Stored timbers or timber debris within a sub floor area will form a conducive condition to pending and possible termite attack if not removed
UNDERFLOOR SPACE/Ventilation - Limited in areas of the subfloor space, ventilation should be improved in these areas minimise dampness

SUMMARY ITEMS

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

Major Defects Summary:

EXTERIOR ITEMS

CLADDING/Painting - Generally in poor condition and will need repair and repair to reinstate adequate protection
ROOF EXTERIOR/Flashings - Loose damaged flashing/s will need repair to restore integrity and water tightness and appearance
SITE/Retaining walls - Significant cracking and differential movement was noted, I strongly recommend you consult a structural engineer to determine its significance
UNDERFLOOR SPACE/Piers/Stumps - Some piers/stumps are disengaged from framing timber and will need repair to ensure structural integrity

Further Investigation Summary:

INTERIOR ITEMS

BATHROOM/Floors - As tested there was high moisture readings found in areas of bathroom floor
BATHROOM/Walls - As tested, there was high moisture readings on sections of the internal walls
BATHROOM 2/Floors - As tested there was high moisture readings found in areas of bathroom floor
LAUNDRY - Limited access due to owners storage

EXTERIOR ITEMS

GARAGE - Limited access due to owners storage
SITE/Other - Swimming pool filtration and/or heating/solar system was not tested, it's recommended a swimming pool expert be consulted for further detail
SUSPENDED CONCRETE FLOORS/Cracked or leaking pipes - Cracked/Leaking pipes were noted in this area, I recommend you consult a licensed plumber for repair
SUSPENDED CONCRETE FLOORS/Dampness - Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area

SUMMARY ITEMS

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

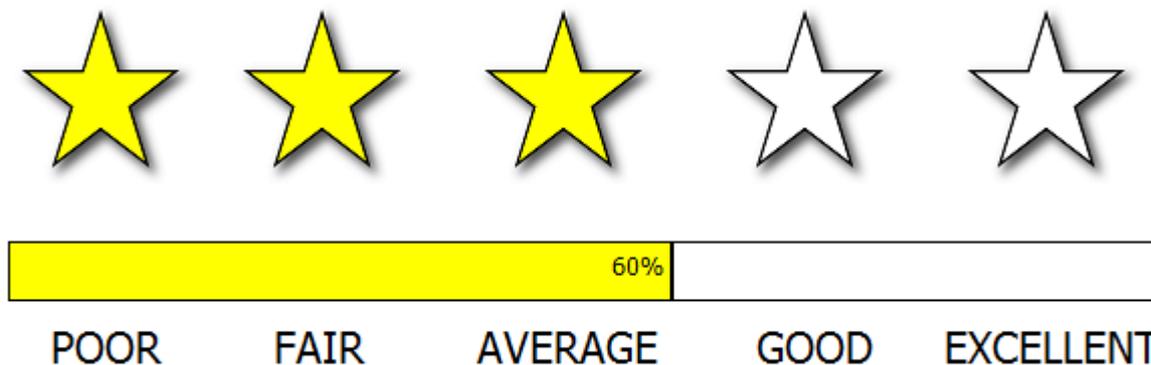
PLUMBING SUMMARY - Cracked/leaking pipes where noted and will need repair, Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail

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: 30/08/2018