

# STANDARD RESIDENTIAL BUILDING INSPECTION REPORT

## INCLUDING LIMITATIONS & CONDITIONS



**37 PASADENA 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:** 37 PASADENA CRESCENT  
MACQUARIE HILLS NSW 2285

**Inspection Date/Time:** 12/04/2018 9:35 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:

BRICK VENEER, TIMBER FLOOR, ALUMINIUM & TIMBER 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 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	Sliding door guides are broken or missing and need repair or replacing to ensure correct operation/function

Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	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	NIL, The item described is not present at the time of the inspection
Basin	NIL, The item described is not present at the time of the inspection
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	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	Nil, no ventilation is present

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

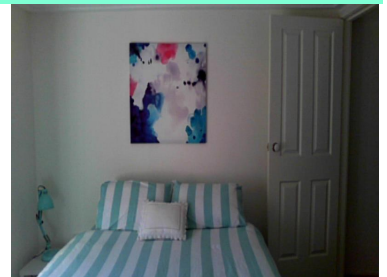
Shower	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Screen/Curtain	The screen is leaking and will need repair to prevent further water damage
	
Mirror/s	OK, The item described is performing the function it was designed for and its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

**BATHROOM TOILET LOWER LEVEL**

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

**BATHROOM TOILET 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

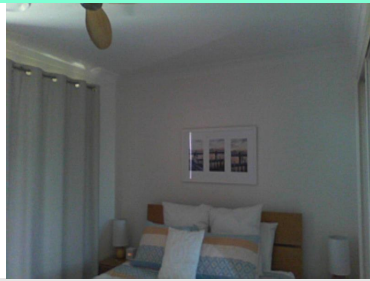
**BEDROOM 1**

Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	Minor joint cracking 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	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	NIL, The item described is not present at the time of the inspection



**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	Squeaks in one or various areas, may need minor maintenance to eliminate squeaks
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	Ceiling fan appears ok
Robes	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BEDROOM 3** 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	Squeaks in one or various areas, may need minor maintenance to eliminate squeaks
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	Ceiling fan appears ok
Robes	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BEDROOM 4**

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

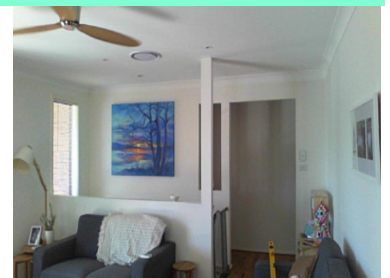
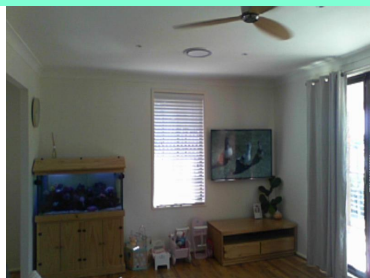
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and squeaks in various areas may need repair to restore acceptable levels and appearance
Window/s	OK, The item described is performing the function it was designed 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	Ceiling fan appears ok
Robes	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

## ENTRY INCLUDING FOYER

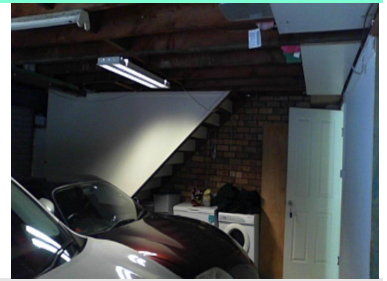
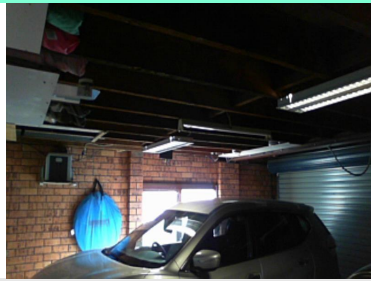


Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

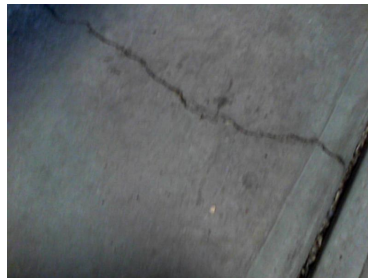
## FAMILY ROOM



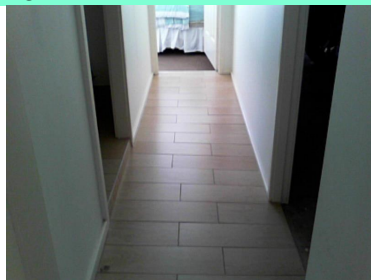
Door	NIL, The item described is not present at the time of the inspection
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very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

**GARAGE**

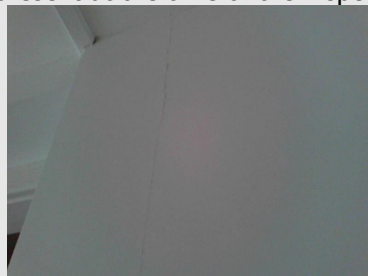
Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Linings not present at the time of the inspection
Floors	Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted



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	
Vehicle Door/s	OK, The item described is performing its correct function as designed

**HALL / PASSAGE****LOWER LEVEL**

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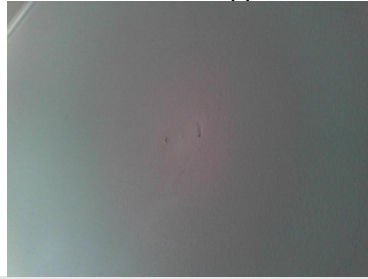


Walls	Minor joint cracking needs repair and re-finish to restore appearance
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	NIL, The item described is not present at the time of the inspection



Painting

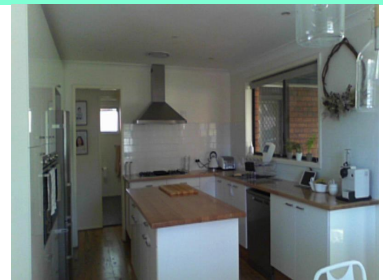
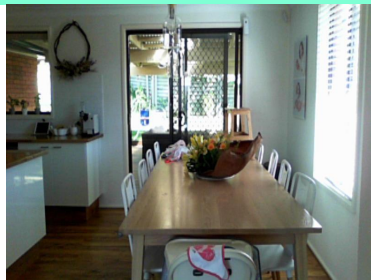
Minor touchup repairs only are needed to restore appearance



Other

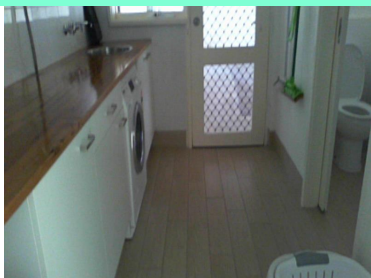
**HALL/PASSAGE 2** UPPER LEVEL

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

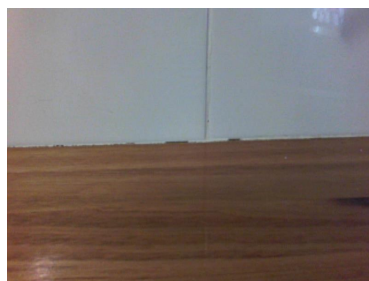
**KITCHEN** INCLUDING DINING

Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Bench Tops	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Doors, Drawers & Cabinets	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Sink	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

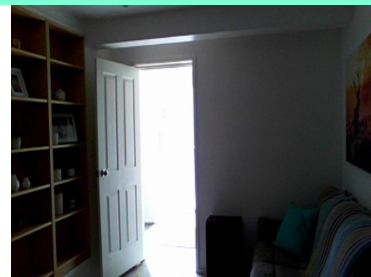
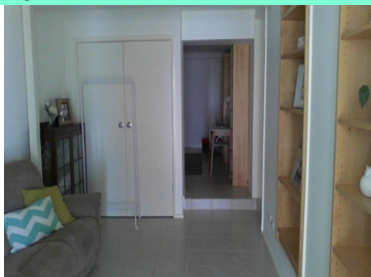
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Fans	Range hood is ok and functioning as intended

**LAUNDRY**

Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Trough	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Cabinet	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	Tile grout is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance



Fans	NIL, The item described was not present at the time of inspection
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**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
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Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance, elevated moisture readings recorded near walls
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

**ROOF SPACE**

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



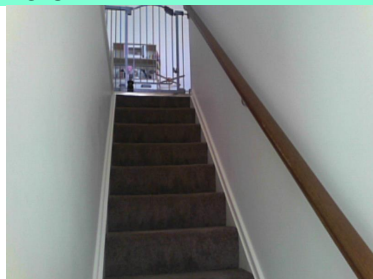
Framing Timber truss framing is OK



Coverage OK, Adequate coverage of roofing has been provided  
 Insulation Fluff type, Good coverage  
 Sarking Good coverage of sarking  
 Parti Walls NIL, No parti walls found in this construction  
 Other Limited visual access due to insulation coverage and air conditioning ducting

**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	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	
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

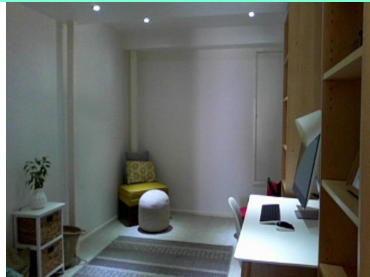
Balustrade	NIL, The item described is not present at the time of the inspection
Newel Posts	NIL, The item described is not present at the time of the inspection
Treads & Risers	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

### STAIRS & STEPS

Stringer	NIL, a stringer is not present due to the type of construction
Handrails	NIL, The item described is not present at the time of the inspection
Balustrade	NIL, The item described is not present at the time of the inspection
Newel Posts	NIL, The item described is not present at the time of the inspection
Treads & Risers	Damaged tile grouting will need repair to restore appearance
Other	

### STUDY

#### Lower Level

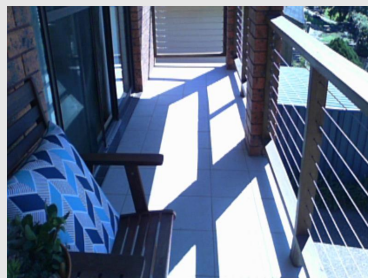


Door	NIL, The item described is not present at the time of the inspection
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	As tested there was high moisture readings found in areas of 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	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

## EXTERIOR OF THE BUILDING:

### 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	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Deck/s Balconies, Patios & Ramps	Decking tiles grout is missing or damaged in areas





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



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

## MASONRY WALLS



Bricks fretting	Minor fretting was noted in some areas, if further deterioration is noted replacement of effected bricks/blocks may be needed
Mortar eroding	Minor erosion was noted in parts, if further deterioration is noted repairs will be needed
Cracking	NIL, No significant cracking was noted, however this should be monitored annually
Damp Damage	Minor damp staining was noted at ground level, however this should be monitored during wet periods



Differential Movement	NIL, No significant movement was noted, however this should be monitored annually
Visible Flashings	OK, All flashings appear to be in acceptable condition for their age
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

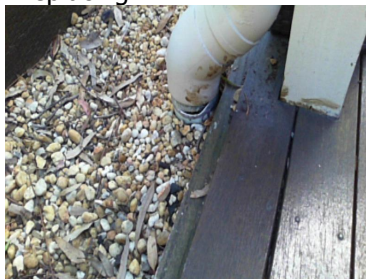
Cladding Limited access due to excess heights only accessible areas reported on  
OK, The cladding is performing the function it was designed for and its condition is very typical for its age.



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
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Gutters/Downpipes      Damaged and will need repair or replacing



Flashings      Dented and will need repair to restore 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      OK, The item described is performing the function it was designed for and its condition is very typical for it's age

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

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

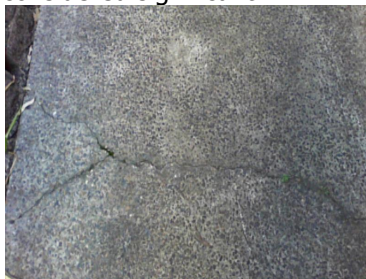
Other

## SITE



Garden shed/s      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      Minor cracking was noted, this should be monitored annually and repairs carried out if further movement is noted

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

## 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

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

Dampness

Minor typical ground seepage was noted, not considered significant however I recommend this is monitored during and after wet periods



Drainage

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

Ventilation

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

Cracked or leaking  
pipes

NIL, No cracked or leaking pipes were noted at the time of the inspection, however this should be monitored periodically



Debris

Owners storage was noted in this area

Other

Hot water cylinder appears ok



## SUMMARIES:

<b>ELECTRICAL SUMMARY</b>	Whilst we are not electricians, it's always recommended that a Licensed Electrician be consulted for further detail
<b>PLUMBING SUMMARY</b>	Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail
<b>STRUCTURAL SUMMARY</b>	Whilst we are not structural engineers. No visible defects found at the time of the inspection, however this should be monitored closely annually and a structural engineer should be consulted if any movement is noted in the future
<b>AREAS INSPECTED</b>	Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected
<b>AREAS NOT ACCESSIBLE</b>	No access to the roof space due to the position of the manhole or access opening and air conditioning ducting
<b>AREAS VISUALLY OBSTRUCTED</b>	Limited access to the roof exterior due to the reporting height restrictions
<b>AREAS TO GAIN ACCESS</b>	Access to obstructed areas should be gained to fully determine their condition
<b>SUB-FLOOR VENTILATION</b>	Adequate, The item described is performing the function it was designed for and its condition is very typical for it's age
<b>SITE DRAINAGE</b>	Adequate, the site drainage appears adequate at the time of the inspection, however this should be monitored closely during and after wet periods
<b>CONCLUSION SUMMARY</b>	There are a few maintenance items that need attention as listed above however these are typical for a property of this age, relative to similar properties of approximately the same age that have been reasonably maintained.

### Safety Item Summary:

NIL

### Minor Defects Summary:

#### INTERIOR ITEMS

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

BATHROOM/Ventilation - Nil, no ventilation is present

BATHROOM 2/Screen/Curtain - The screen is leaking and will need repair to prevent further water damage

BATHROOM 2/Walls - As tested, there was high moisture readings on sections of the internal walls

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

BEDROOM 1/Walls - Minor joint cracking needs repair and re-finish to restore appearance

BEDROOM 2/Floors - Squeaks in one or various areas, may need minor maintenance to eliminate squeaks

BEDROOM 3/Floors - Squeaks in one or various areas, may need minor maintenance to eliminate squeaks

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

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

FAMILY ROOM/Floors - Out of level and may need repair to restore acceptable levels and appearance  
FAMILY ROOM/Window/s - Loose Catch/s and/or handle/s need repair to restore function  
GARAGE/Floors - Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted  
HALL / PASSAGE/Floors - Out of level and may need repair to restore acceptable levels and appearance  
HALL / PASSAGE/Painting - Minor touchup repairs only are needed to restore appearance  
HALL / PASSAGE/Walls - Minor joint cracking needs repair and re-finish to restore appearance  
HALL/PASSAGE 2/Door - Binding, will need adjusting to ensure correct operation.  
KITCHEN/Floors - Out of level and may need repair to restore acceptable levels and appearance  
LAUNDRY/Splashbacks - Tile grout is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance  
LOUNGE/Floors - Out of level and may need repair to restore acceptable levels and appearance, elevated moisture readings recorded near walls  
ROOF SPACE/Other - Limited visual access due to insulation coverage and air conditioning ducting  
STAIRS & STEPS/Treads & Risers - Damaged tile grouting will need repair to restore appearance  
STUDY/Floors - As tested there was high moisture readings found in areas of floor

#### EXTERIOR ITEMS

CLADDING/Deck/s Balconies, Patios & Ramps - Decking tiles grout is missing or damaged in areas  
MASONRY WALLS/Bricks fretting - Minor fretting was noted in some areas, if further deterioration is noted replacement of effected bricks/blocks may be needed  
MASONRY WALLS/Damp Damage - Minor damp staining was noted at ground level, however this should be monitored during wet periods  
MASONRY WALLS/Mortar eroding - Minor erosion was noted in parts, if further deterioration is noted repairs will be needed  
ROOF EXTERIOR/Flashings - Dented and will need repair to restore appearance  
ROOF EXTERIOR/Gutters/Downpipes - Damaged and will need repair or replacing  
SITE/Boundary Fences / Gates - Fences/gates need minor typical repairs  
SITE/Paths / Driveways - Minor typical cracking only, not considered significant  
SITE/Retaining walls - Minor cracking was noted, this should be monitored annually and repairs carried out if further movement is noted  
UNDERFLOOR SPACE/Dampness - Minor typical ground seepage was noted, not considered significant however I recommend this is monitored during and after wet periods

#### Major Defects Summary:

NIL

#### Further Investigation Summary:

##### INTERIOR ITEMS

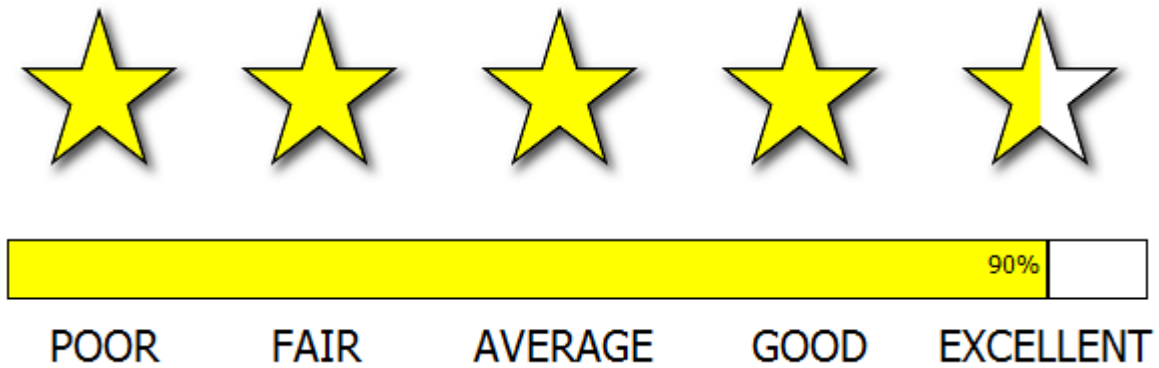
BATHROOM 2/Walls - As tested, there was high moisture readings on sections of the internal walls  
ROOF SPACE - Access to the roof space was limited to viewing from the manhole, and only visible items from the man are reported on below.

##### SUMMARY ITEMS

AREAS NOT ACCESSIBLE - No access to the roof space due to the position of the manhole or access opening and air conditioning ducting  
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 - Whilst we are not structural engineers. No visible defects found at the time of the inspection, however this should be monitored closely annually and a structural engineer should be consulted if any movement is noted in the future

**IPI CONDITION RATING SYSTEM:**

HOW DOES YOUR HOUSE RATE???



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



**FUTURE INSPECTIONS:**

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

**You Must read and understand this report in its entirety**

**INCLUDED WITH THIS REPORT;**

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

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

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

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

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. I strongly recommend if you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

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

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



Date: 12/04/2018