

Building Report Summary

This summary must be read in conjunction with the full reports and is designed as a quick reference only. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

Client Name	Commissioner for Social Housing
Reference Number	J#-5331516
Property Address	44 Davenport Street Dickson
Wall Construction	Brick Veneer Walls
Internal Wall Construction	Timber Framed Walls
Floor Construction	Timber Floor on Brick Piers
Roof Covering	Concrete Roof Tiles
Roof Construction	Timber Trusses
Glazing	Single Glazed Windows
Heating and cooling	Gas Heating
Ceiling Insulation	Thermal Insulated Ceiling – approx. 150mm thick
Wall Insulation	Thermal Insulated - R2.0
Year of Construction	Undetermined
Accredited Inspector	Nathan Smith
Date of inspection	26/07/2021
Time of the inspection	1:00 PM
Weather Conditions at the time	Showers
Recent weather conditions	Showers
Building tenancy	Vacant
The Scope of the inspection was to cover	The Building and the property within 30 metres of the building subject to inspection
The inspected areas were	The Building Interior The Building Exterior The Roof Void Space The Roof Exterior The Site
The areas NOT accessible were	The Subfloor See Terms and Limitations
Building furnished	No
Number of bedrooms	Three
Bathrooms	One
House size (approximately)	104m ²
Block size (approximately)	621m ²
Building Report	Average - The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Timber Pest Inspection	No active termites (live specimens) evident on the day of inspection
Compliance Report	See Compliance Report for further information
Energy Efficiency Rating	3.5 Stars

Exterior

- Concrete driveway - Common cracking located in some areas
- Concrete driveway – Subsidence/lifting evident: possible trip/safety hazard
- Colorbond fencing – All appeared to be in good condition
- The timber fencing is in only reasonable condition
- A full inspection of the timber fencing was not possible on the day of inspection as in some areas as the fence were covered with vegetation and not visible to the inspector
- Brickwork - The external brickwork was seen to be affected by localised minor cracking in some areas. These cracks/defects could be due to extreme weather conditions that Canberra has experienced over the last decade and do not appear to be outside the expected range. The scope of the standard Building Inspection does not include a detailed analysis of the cause of the cracking listed as it is outside the area of our expertise
- Concrete paths – common cracking evident on the day of inspection
- Smoke Detectors - Australian Standard 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors
- Plumbing - All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice
- Electrical - All electrical wiring; meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report
- No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. You should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of all forms of asbestos on the premises. For more information go to the Asbestos Awareness Website – www.asbestos.act.gov.au
- We advise that all defects reported may deteriorate or cause further defects or be a safety hazard if not attended to by a qualified; licensed and insured person

Summary of Defects and Safety Issues

Safety Hazards in this Building:

No Safety Hazards Identified

Major Defects in this Building:

No Major Defects Identified

Minor and Other Defects in this Building:

Kitchen/Meals

Ceiling	Sagging of ceiling lining evident in some areas Defect Significance: Minor
Floor	Vinyl is in only reasonable condition, The floor is noticeably out of level in some areas Defect Significance: Further Investigation
Top Cupboards	Joinery is nearing the end of its intended lifespan Defect Significance: Further Investigation
Bottom Cupboards	Joinery is nearing the end of its intended lifespan Defect Significance: Minor

Lounge Room

Ceiling	There is distortion evident to the roofline over the front lounge room window Defect Significance: Further Investigation
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Front Entrance Area

Ceiling	Paint peeling in some areas Defect Significance: Minor
Walls	Moderate cracks were located Defect Significance: Minor

Passageway to Bedrooms

Ceiling	Paint peeling in some areas Defect Significance: Further Investigation
Floor	Carpet is in only reasonable condition, The floor is noticeably out of level in some areas Loose a spongy floor boards also evident Defect Significance: Further Investigation

Bedroom 1

Ceiling	Paint peeling in some areas Defect Significance: Further Investigation
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Walls
Damaged plasterboard evident in some areas – suggest appropriate repair work
Defect Significance: Further Investigation

Bedroom 2

Ceiling
Paint peeling in some areas
Defect Significance: Minor

Walls
Moderate cracks were located
Defect Significance: Minor

Bedroom 3

Ceiling
Paint peeling in some areas
Defect Significance: Further Investigation

Walls
Moderate cracks were located
Defect Significance: Minor

Floor
Carpet – nearing end of lifespan, The floor is noticeably out of level in some areas
Defect Significance: Further Investigation

Main Bathroom

Walls
Evidence of previous patching noted in some areas
Defect Significance: Minor

Vanity Cupboard
Joinery is nearing the end of its intended lifespan
Defect Significance: Minor

Toilet

Pan and cistern
Cistern leaking water - suggest maintenance
Defect Significance: Further Investigation

Pests: Fungal Decay

Timber perimeter fencing
Moderate damage was visible
Defect Significance: Minor

Compliance Report

44 Davenport Street, Dickson, ACT 2602

SECTION: 20 BLOCK: 28

This is a pre-purchase compliance report with regard to approval of any alterations to the property. It is completely restricted to an onsite comparison with the Building File supplied by the Environment and Sustainable Development Directorate. Commenting on amendments to plumbing and electrical installations are not included in this compliance report.

The following Certificates of Occupancy were provided and are attached.

PROJECT	CERTIFICATE	DATE	PLAN NUMBER
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**Ex Government
Residence**

N/A

The following documents have been received from the Building Counter at the Environment and Sustainable Development Directorate.

- Residential Conveyancing Enquiry
- Building File Index
- Survey Plan / Certificate
- Drainage Plan
- Plans & Certificates as listed above

Compliance Notes

- This home was found to be substantially constructed in accordance with the approved plans.
- The carport is not exempt from building approval and is unapproved.