



16 Eighth Street Adamstown NSW 2289  
Mobile 0478 964635

# **STANDARD RESIDENTIAL BUILDING INSPECTION REPORT**

## **INCLUDING LIMITATIONS & CONDITIONS**



**43 DELAWARE DRIVE, MACQUARIE HILLS**

# East Coast Independent Property Inspections

Complies with Australian Standard AS4349.1 Property Inspections - Part 1 Residential Buildings

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## **INSPECTION DETAILS:**

### **Property Details:**

**Property Address:** 43 DELAWARE DRIVE  
MACQUARIE HILLS NSW 2285

**Inspection Date/Time:** 23/03/2020 1:48 PM

**Furnished:** True

**Occupied:** True

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

### **Client Details:**

**Name:**  
**Address:**  
**Phone (AH):**  
**Phone (BH):**  
**Mobile:**  
**Email:**

### **Type of Dwelling:**

BRICK VENEER, TIMBER FLOOR, ALUMINIUM WINDOWS, TILED ROOFING

### **Scope of Report:**

BUILDING DEFECTS ONLY

## Weather Conditions at Time of Inspection:

FINE AND OVERCAST

## **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 Australian Standard AS4349.1 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 Australian Standard AS4349.1 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.

INTERIOR OF THE BUILDING:

BATHROOM

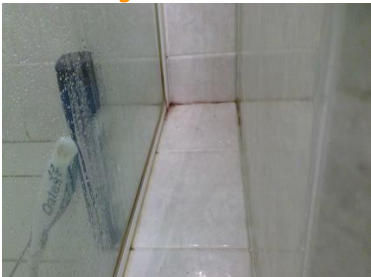


Door

External door is water damaged and will need repair and paint to minimise further deterioration

Walls

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



Ceiling

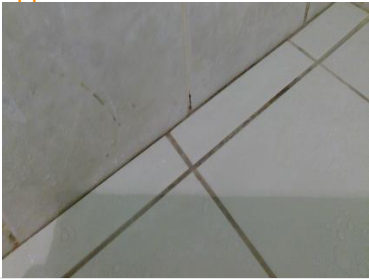
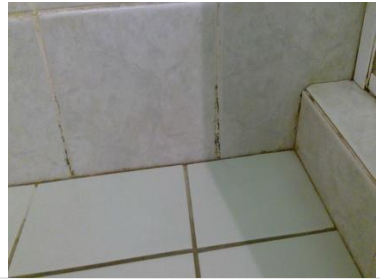

Popped nails need repair and re-finish to restore appearance



Floors

As tested, there was high moisture readings recorded in areas flooring



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	Tile grouting is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance
Bath	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Shower	Tile grouting is cracked and or missing and will need repair to ensure water tightness and appearance
 	
Screen/Curtain	The screen is leaking and will need repair to prevent 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



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

**BEDROOM 1****UPPER LEVEL**

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

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

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



Floors Squeaks and out of level in one or various areas, will need minor maintenance to eliminate squeaks and restore levels

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

**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 Cornice cracking needs repairs to improve appearance

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

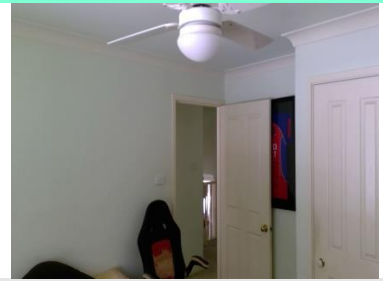
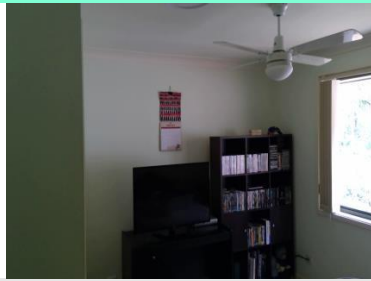
Window/s OK, The item described is performing the function it was designed for and its condition is very typical for it's age

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

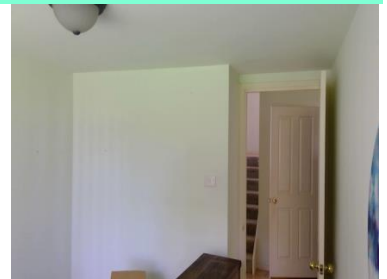
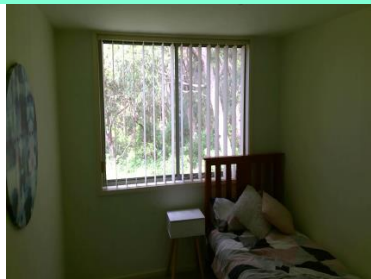
Other Ceiling fan appears ok

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	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	Sliding sash wheels are worn or missing and need replacing to ensure correct function.
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	Ceiling fan appears ok
Robes	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	Small hole/s need repair to restore appearance
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	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

**ENSUITE**

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 recorded on sections of the internal walls



## Ceiling

Cornice cracking needs repairs to improve appearance

## Floors

As tested, there was elevated moisture readings recorded in areas flooring

## 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

Tile grouting is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance

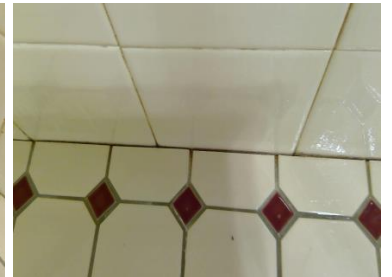
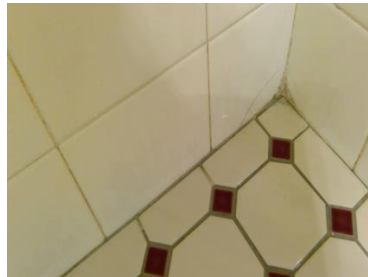


## Bath

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

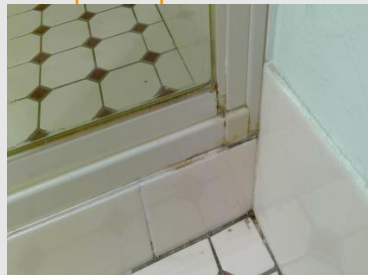
## Shower

Tile grouting is cracked and or missing and will need repair to ensure water tightness and appearance, some cracked tiles noted



## Screen/Curtain

The screen is leaking and will need repair to prevent 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



**ENSUITE TOILET**

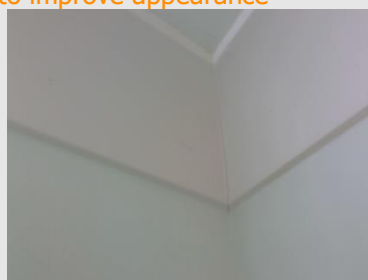
Cistern	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Pan	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**ENTRY**

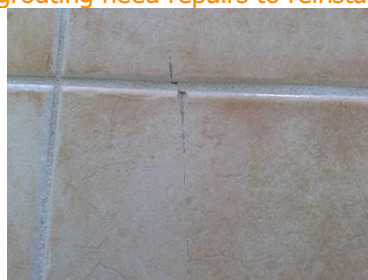
Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	Typical plaster cracking, will need repair and re-finish to improve appearance



Ceiling	Cornice cracking needs repairs to improve appearance
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Floors	Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance
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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	

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



**Ceiling** Cornice cracking needs repairs to improve appearance

**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

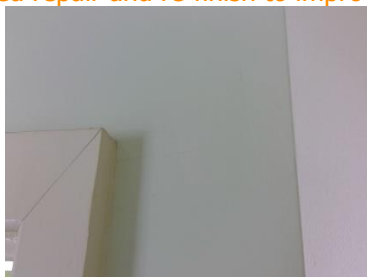
**Other**

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

**HALL / PASSAGE****UPPER LEVEL**

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

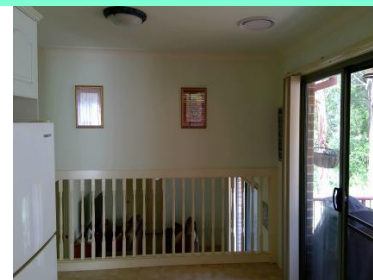
**Walls** Typical plaster cracking, will need repair and re-finish to improve appearance



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

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

Window/s	NIL, The item described is not present at the time of the inspection
Painting	Minor touchup repairs only are needed to restore appearance
Other	Cupboards are OK

**KITCHEN**

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 or deflection needs repair and re-finish to restore appearance
Ceiling	Cornice cracking needs repairs to improve appearance



Floors	Cracked or broken tiles and/or grouting need repairs to reinstate integrity and appearance
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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	
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Bench Tops	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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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
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Sink	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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Waste Traps	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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Taps	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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Splashbacks	Loose or missing tile grout and or sealant will need repair to ensure water tightness
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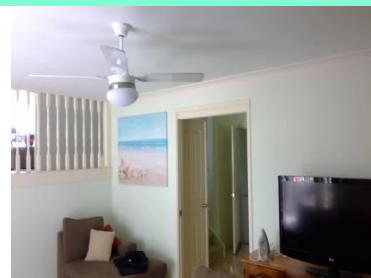
Fans	Range hood is ok and functioning as intended
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**LAUNDRY**

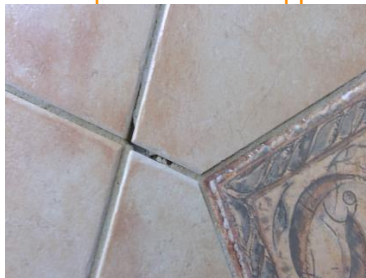
Door	Not tested due to being locked
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Cornice cracking needs repairs to improve appearance
Floors	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Trough	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Cabinet	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Waste Traps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Taps	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Splashbacks	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Fans	NIL, The item described was not present at the time of inspection

**LOUNGE**

Door	Binding, will need adjusting to ensure correct operation.
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Cornice cracking needs repairs to improve appearance
Floors	Out of level and will need rectification to restore correct 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	

**LOUNGE 2****LOWER LEVEL**

Door	Loose or faulty handle or latch needs repair to restore correct function/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	Floor tile grout missing and will need repair to restore 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

**ROOF SPACE** No access due to the type of truss framing, only sighted items from manhole are reported on



Framing	Timber Truss framing is OK
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Coverage	OK, Adequate coverage of roofing has been provided
Insulation	Batts, Good coverage
Sarking	Good coverage of sisalation
Parti Walls	NIL, No parti walls found in this construction
Other	Visual access to all areas was hindered by air conditioning ducting, insulation and sarking in roof space





**STAIRS & STEPS**

Stringer	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Handrails	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Balustrade	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Newel Posts	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Treads & Risers	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	

**STAIRS & STEPS 2 TO LOWER LEVEL**

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	Loose, and needs repair to ensure safety
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	

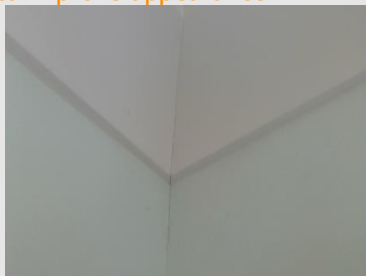
**WC / TOILET 1 LOWER LEVEL**

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



## Ceiling

Cornice cracking needs repairs to improve appearance



## Floors

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

## Window/s

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

## Painting

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

## Other

## Cistern

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

## Pan

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

## WIR

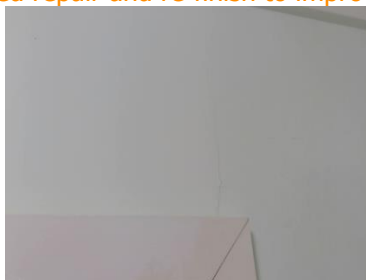


## Door

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

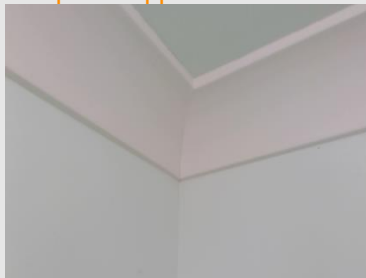
## Walls

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



## Ceiling

Cornice cracking needs repairs to improve appearance



## Floors

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

## Window/s

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

Shelving is performing adequately as designed

## EXTERIOR OF THE BUILDING:

### CLADDING

Painting

Repairs needed to reinstate adequate protection and appearance

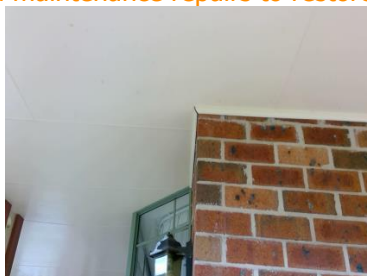
Damp Damage

Minor water damage in some areas will need repair to restore integrity and appearance



Mouldings

Moulding/s need/s minor typical maintenance repairs to restore appearance



Deck/s Balconies,  
Patios & Ramps

Wood decay observed to deck framing timber elements needs repairing or replacing

Verandah/s, Pergola/s

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

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

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 only category 1, not considered significant, however this should be monitored annually

**Damp Damage**

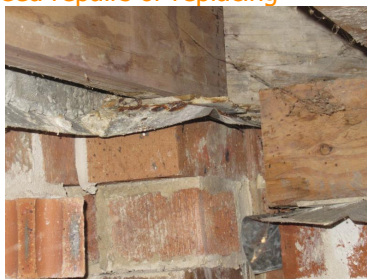
NIL, No significant dampness was noted, however this should be monitored during wet periods

**Differential Movement**

NIL, No significant movement was noted, however this should be monitored annually

**Visible Flashings**

Rusting or damaged flashings need repairs or replacing

**Weepholes**

OK, All weepholes appear to be in acceptable condition

**Joint Sealant**

OK, All joint sealants appear adequate

**Vents**

OK, The item described is performing its function as designed

**Other****ROOF EXTERIOR**

Limited access due to heights above 3.6m from level ground surface

**Cladding**

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

**Fascia/Barge boards**

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

**Gutters/Downpipes**

Damaged and will need repair or replacing

**Flashings**

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



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

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

Vents

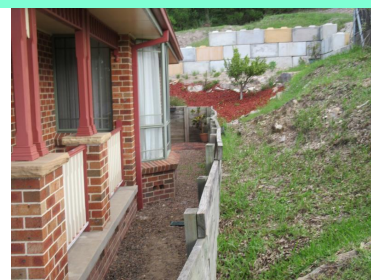
OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Flues

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

Other

## SITE



Garden shed/s

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



Paths / Driveways

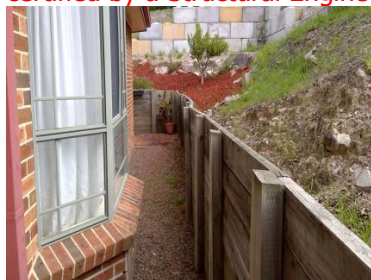
OK, The item described is performing the function it was designed for and its condition is very typical for it's age

Off street parking

Adequate areas for parking have been provided

Retaining walls

Timber retaining walls are leaning and need repairs. Any retaining wall over 700mm must be certified by a Structural Engineer



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

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

Other

## SUSPENDED CONCRETE FLOORS



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

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 Inadequate, I recommend the subfloor ventilation is improved

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

Debris NIL, No significant debris in this area

Other

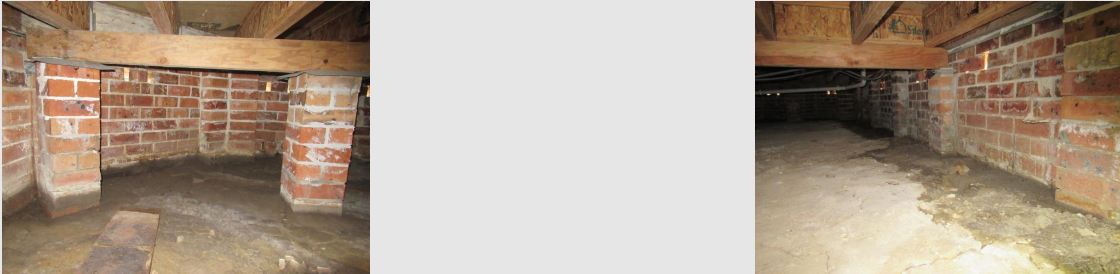

## UNDERFLOOR SPACE



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

<b>Dampness</b>	Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area	
<b>Drainage</b>	Inadequate, I recommend the subfloor drainage is improved, improving the site drainage may also help limit the dampness in this area	
<b>Ventilation</b>	Limited in areas of the subfloor, ventilation should be improved	
<b>Cracked or leaking pipes</b>	NIL, No cracked or leaking pipes were noted at the time of the inspection, however this should be monitored periodically	
<b>Debris</b>	Timber debris within a subfloor area will form a conducive condition to potential termite attack and must be removed	
<b>Other</b>		

## **GENERAL 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>	To the roof space due to the timber truss structure
<b>AREAS VISUALLY OBSTRUCTED</b>	Limited access to the roof exterior due to the reporting height restrictions, access to 3.6m from level ground surface
<b>AREAS TO GAIN ACCESS</b>	Access to obstructed areas should be gained to fully determine their condition
<b>SUB-FLOOR</b>	Limited cross flow ventilation in areas of sub floor



**VENTILATION**

<b>SITE DRAINAGE</b>	Inadequate, The site drainage appears to be inadequate and a drainage expert should be consulted for further detail
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<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.
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**Safety Item Summary:**

## INTERIOR ITEMS

STAIRS &amp; STEPS 2/Newel Posts - Loose, and needs repair to ensure safety

**Minor Defects Summary:**

## INTERIOR ITEMS

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

BATHROOM/Door - External door is water damaged and will need repair and paint to minimise further deterioration

BATHROOM/Floors - As tested, there was high moisture readings recorded in areas flooring

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

BATHROOM/Shower - Tile grouting is cracked and or missing and will need repair to ensure water tightness and appearance

BATHROOM/Splashbacks - Tile grouting is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance

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

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

BEDROOM 1/Ceiling - Typical cracking, will need repair and re-finish to improve appearance

BEDROOM 1/Floors - Squeaks and out of level in one or various areas, will need minor maintenance to eliminate squeaks and restore levels

BEDROOM 2/Ceiling - Cornice cracking needs repairs to improve appearance

BEDROOM 3/Window/s - Sliding sash wheels are worn or missing and need replacing to ensure correct function.

BEDROOM 4/Walls - Small hole/s need repair to restore appearance

ENSUITE/Ceiling - Cornice cracking needs repairs to improve appearance

ENSUITE/Floors - As tested, there was elevated moisture readings recorded in areas flooring

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

ENSUITE/Shower - Tile grouting is cracked and or missing and will need repair to ensure water tightness and appearance, some cracked tiles noted

ENSUITE/Splashbacks - Tile grouting is missing or stained and will need repair/re-sealing to ensure water tightness and restore appearance

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

ENTRY/Ceiling - Cornice cracking needs repairs to improve appearance

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

ENTRY/Walls - Typical plaster cracking, will need repair and re-finish to improve appearance

GARAGE/Ceiling - Cornice cracking needs repairs to improve appearance

GARAGE/Floors - Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted

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

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

HALL / PASSAGE/Walls - Typical plaster cracking, will need repair and re-finish to improve appearance

KITCHEN/Ceiling - Cornice cracking needs repairs to improve appearance

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

KITCHEN/Splashbacks - Loose or missing tile grout and or sealant will need repair to ensure water tightness

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

LAUNDRY/Ceiling - Cornice cracking needs repairs to improve appearance

LOUNGE/Ceiling - Cornice cracking needs repairs to improve appearance

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

LOUNGE/Floors - Out of level and will need rectification to restore correct levels and appearance

LOUNGE 2/Door - Loose or faulty handle or latch needs repair to restore correct function/operation

LOUNGE 2/Floors - Floor tile grout missing and will need repair to restore appearance

STAIRS &amp; STEPS 2/Newel Posts - Loose, and needs repair to ensure safety

WC / TOILET 1/Ceiling - Cornice cracking needs repairs to improve appearance

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

WIR/Ceiling - Cornice cracking needs repairs to improve appearance

WIR/Walls - Typical plaster cracking, will need repair and re-finish to improve appearance

#### EXTERIOR ITEMS

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

CLADDING/Deck/s Balconies, Patios & Ramps - Wood decay observed to deck framing timber elements needs repairing or replacing

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

CLADDING/Painting - Repairs needed to reinstate adequate protection and appearance

MASONRY WALLS/Cracking - Minor typical settlement cracking only category 1, not considered significant, however this should be monitored annually

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

MASONRY WALLS/Visible Flashings - Rusting or damaged flashings need repairs or replacing

ROOF EXTERIOR/Gutters/Downpipes - Damaged and will need repair or replacing

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 - Inadequate, I recommend the subfloor ventilation is improved

UNDERFLOOR SPACE/Debris - Timber debris within a subfloor area will form a conducive condition to potential termite attack and must be removed

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

UNDERFLOOR SPACE/Ventilation - Limited in areas of the subfloor, ventilation should be improved

### Major Defects Summary:

#### EXTERIOR ITEMS

SITE/Retaining walls - Timber retaining walls are leaning and need repairs. Any retaining wall over 700mm must be certified by a Structural Engineer

UNDERFLOOR SPACE/Dampness - Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area

### Further Investigation Summary:

#### INTERIOR ITEMS

BATHROOM/Floors - As tested, there was high moisture readings recorded in areas flooring

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

ENSUITE/Floors - As tested, there was elevated moisture readings recorded in areas flooring

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

GARAGE/Floors - Minor concrete cracking was noted and should be monitored regularly, a structural engineer should be consulted if further deterioration is noted

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

LAUNDRY/Door - Not tested due to being locked

ROOF SPACE/Other - Visual access to all areas was hindered by air conditioning ducting, insulation and sarking in roof space

ROOF SPACE - No access due to the type of truss framing, only sighted items from manhole are reported on

#### EXTERIOR ITEMS

ROOF EXTERIOR - Limited access due to heights above 3.6m from level ground surface

SUSPENDED CONCRETE FLOORS/Dampness - Significant dampness was noted, I recommend the site drainage be improved to help minimise dampness in this area

#### SUMMARY ITEMS

AREAS NOT ACCESSIBLE - To the roof space due to the timber truss structure

AREAS TO GAIN ACCESS - Access to obstructed areas should be gained to fully determine their condition

AREAS VISUALLY OBSTRUCTED - Limited access to the roof exterior due to the reporting height restrictions, access to 3.6m from level ground surface

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 - Inadequate, The site drainage appears to be inadequate and a drainage expert should be consulted for further detail

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

### **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 Australian Standard AS4349.1 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 and any future repair work that may be needed.

### **"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:  
Inspectors contact phone number:  
License Number:

Tony Hughes  
0478 964 635  
1087CC

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



Date: 24/03/2020