



16 Eighth Street Adamstown NSW 2289  
Mobile 0478 964 635

# STANDARD RESIDENTIAL BUILDING INSPECTION REPORT

## INCLUDING LIMITATIONS & CONDITIONS



**70 BOUSFIELD STREET, WALLSEND**

### 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:** 70 BOUSFIELD STREET  
WALLSEND NSW 2287

**Inspection Date/Time:** 4/06/2018 1:17 PM

**Furnished:** False

**Occupied:** False

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

### Client Details:

**Name:**

**Address:**

**Phone (AH):**

**Phone (BH):**

**Mobile:**

**Email:**

### Type of Dwelling:

WEATHERBOARD CLADDING, TIMBER FLOOR, ALUMINIUM WINDOWS, SHEET METAL ROOFING

### Scope of Report:

BUILDING DEFECTS ONLY

### Weather Conditions at Time of Inspection:

SHOWERS

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

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

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

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

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

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

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

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

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

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

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

### Definitions:

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

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

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

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

### Future Inspections:

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

### Important Disclaimers:

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

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

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

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

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

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

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

### Report Ownership:

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



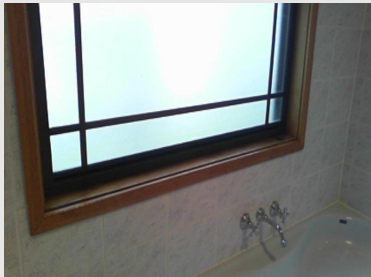

## INTERIOR OF THE BUILDING:

### BATHROOM



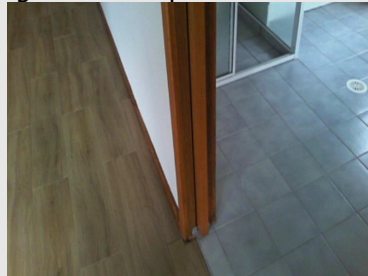
Door

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

Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Water damage needs repair and re-finish to restore appearance
	
Floors	As tested there was high moisture readings found in areas of bathroom floor
	
Window/s	Window unable to be opened or tested
	
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	Loose PC items, toilet roll holder, towel rails or handrails will need repairs to restore integrity
Vanity	Binding cupboard doors/drawers will need adjusting or repair to restore correct function
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	Damaged or stained screen/door and or screens will need repair to restore integrity and appearance
	
Mirror/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ventilation	OK, Window and fan are providing adequate ventilation

**BATHROOM 2**

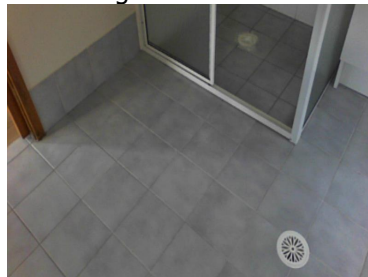
Door Cavity door frame is water damaged needs repairs to ensure integrity



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

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

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



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

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

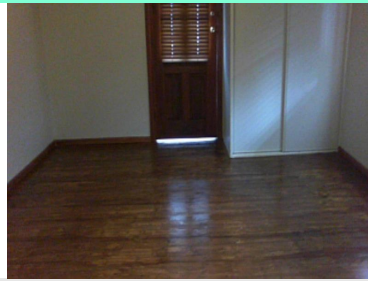
Shower OK, The item described is performing the function it was designed for and its condition is very typical for it's age

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

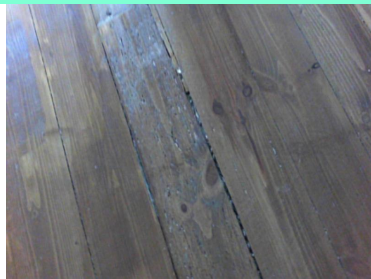
Mirror/s NIL, The item described is not present at the time of the inspection

Ventilation OK, Window only is providing adequate ventilation

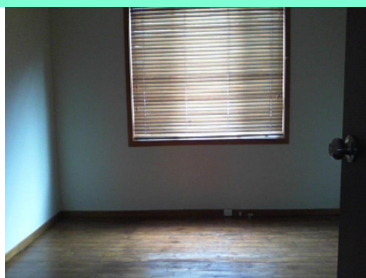


**BEDROOM 1**

Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	Cornice cracking may need repairs to improve appearance
Floors	Borer damage was evident to flooring boards refer to a pest inspection report for further details, flooring out of level may need repairs to restore correct 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	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BEDROOM 2**

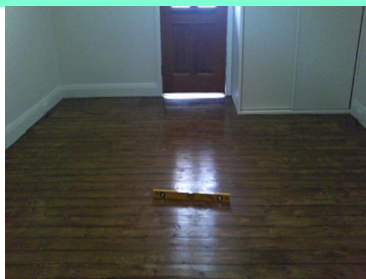
Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	Minor joint cracking needs repair and re-finish to restore appearance, loose skirt board noted
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Out of level and may need repair to restore acceptable levels and appearance and borer damage noted to boards refer to pest inspector and report
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	Air-conditioning unit not tested
Robes	OK, The item described is performing the function it was designed for and its condition is very typical for it's age

**BEDROOM 3**

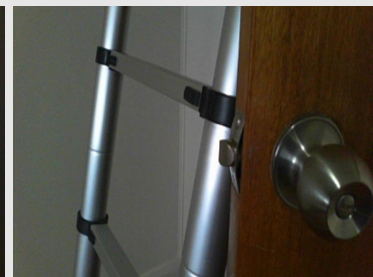
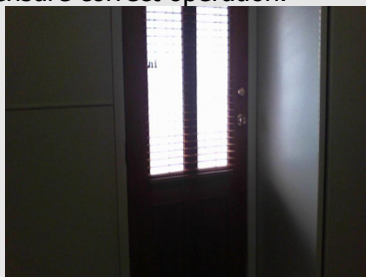
Door	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Ceiling	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Floors	Borer damage was evident to flooring boards refer to a pest inspection report for further details, out of level flooring may need repairs to restore correct 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	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	Binding, will need adjusting to ensure correct operation.
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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

Borer damage was evident to flooring boards refer to a pest inspection report for further details



## 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 HALLWAY**

## Door

Damaged outside face will need repair to improve appearance, binding noted



## 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

smoke alarm not tested

**KITCHEN****INCLUDING FAMILY ROOM**

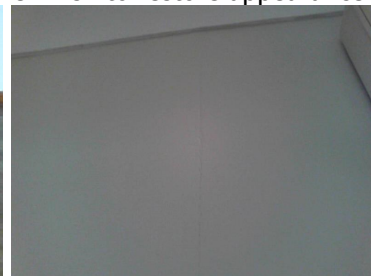
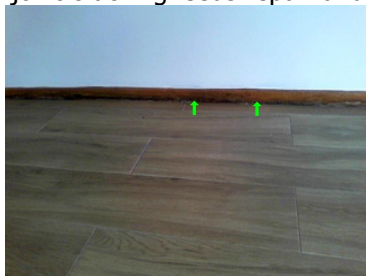
## Door

Screen/Security door is damaged and will need repair to restore integrity and appearance



Walls

Wood decay damage and minor joint cracking needs repair and re-finish to restore appearance



Ceiling

Patches are incomplete and will need finishing to restore appearance



Floors

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

Window/s

Binding sashes will need easing to restore 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

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 &amp; Cabinets

Binding doors and or drawers will need adjusting to restore correct operation, water damaged cabinets need repairs or replacing



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

**ROOF SPACE**

Framing

Pitched hardwood framing is OK



Coverage

OK, Adequate coverage of roofing has been provided

Insulation

Batts, Good coverage

Sarking

Good coverage of sarking

Parti Walls

NIL, No parti walls found in this construction

Other

Springy roof framing joists noted in areas

**WC / TOILET 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

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

Cistern

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

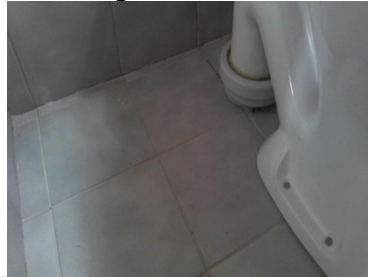
Pan

Loose pan needs securing to the floor for stability



**WC / TOILET 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	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



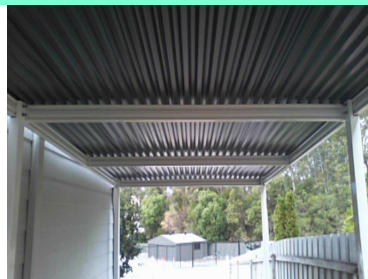
Window/s	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Painting	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Other	
Cistern	Rear of cistern is leaking and will need repair to prevent further water damage by licensed plumber



Pan	Loose pan needs securing to the floor for stability
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**EXTERIOR OF THE BUILDING:**

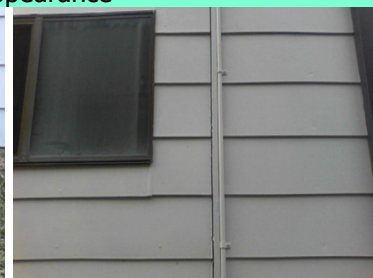
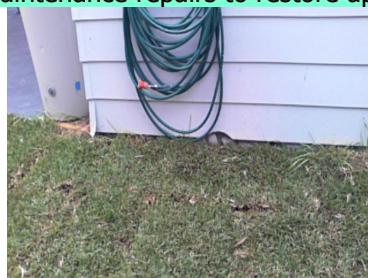
<b>CARPORT</b>	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
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Ceilings	Not lined
Roofing	OK, The item described is performing the function it was designed for and its condition is very typical for it's age
Gutters/Downpipes	OK, All guttering appears ok, however these should be cleaned and monitored annually

**CLADDING**

Cladding needs minor typical maintenance repairs to restore appearance



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



04.06.2018 14:40

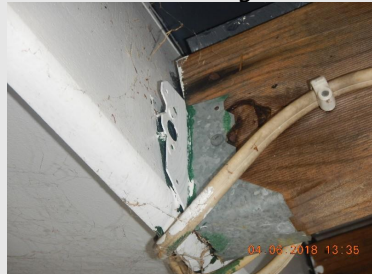
Mouldings Moulding/s need/s minor typical maintenance repairs to restore appearance

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

Patios & Ramps

Verandah/s, Pergola/s

Substandard framing will need repair/improving to ensure it's integrity



04.06.2018 13:35



04.06.2018 14:40

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

Steps & Stairs Minor cracking and/or separation in the concrete steps, whilst not considered significant we recommend this should be monitored annually for further movement



04.06.2018 14:40

Other

**MASONRY WALLS****FOUNDATIONS**

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 joint cracking only, not considered significant, however this should be monitored annually

Damp Damage Minor damp staining was noted at ground level, however this should be monitored during wet periods

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

Visible Flashings Minor general maintenance may be needed to some flashings

Weepholes NIL, No weepholes were noted at the time of the inspection

Joint Sealant NIL, No joint sealants were noted at the time of the inspection

Vents Nil, The item described was not present at the time of the inspection

Other



**ROOF EXTERIOR** Limited access due to excess heights only accessible areas reported on

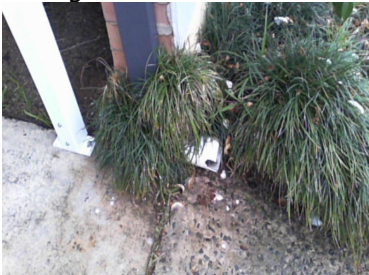
Cladding OK, The cladding is performing the function it was designed for and its condition is very typical for its age.



Fascia/Barge boards Timber fascia/barge boards need repair and paint to prevent further damage



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



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

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

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

Skylights 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

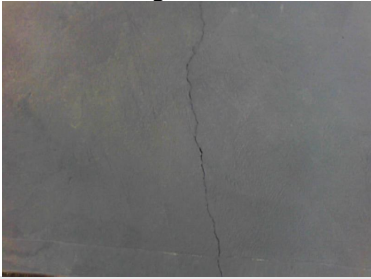

Other

**SITE**









Garden shed/s NIL, The item described is not present at the time of the inspection



Paths / Driveways	Minor typical cracking only, not considered significant	
Off street parking	Adequate areas for parking have been provided	
Retaining walls	OK, The item described is performing the function it was designed for and its condition is very typical for it's age	
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	Some components of the fences are rotten and will need repair or replacing to reinstate its integrity	
Other	Hot water service overflow should be redirected away from dwelling via clear hose to minimise conducive conditions of termite attack	

UNDERFLOOR SPACE

Borer damage noted to flooring boards and/or framing elements refer to a pest report for further details

			
Bearers/Joists	Wood decay to bearers was observed		
Piers/Stumps	Whilst unconventional compared to modern construction, this is typical for its age and the whole floor framing system will need constant monitoring for decay and movement, ant cappings were rusting and inadequate, fretting noted to some masonry piers		
Dampness	NIL, No significant dampness was noted, however this should be monitored during 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	NIL, No significant debris in this area
Other	

## **SUMMARIES:**

### **ELECTRICAL SUMMARY**

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

### **PLUMBING SUMMARY**

Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail

### **STRUCTURAL SUMMARY**

Minor typical movement was noted, not considered significant at the time of the inspection, however this should be monitored closely and a structural engineer consulted if any deterioration is noted.

### **AREAS INSPECTED**

Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected

### **AREAS NOT ACCESSIBLE**

No access to sections of the sub floor space due to the type of construction

### **AREAS VISUALLY OBSTRUCTED**

Limited access to the roof exterior due to the reporting height restrictions

### **AREAS TO GAIN ACCESS**

Access to obstructed areas should be gained to fully determine their condition

### **SUB-FLOOR VENTILATION**

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

### **SITE DRAINAGE**

Adequate, the site drainage appears adequate at the time of the inspection, however this should be monitored closely during and after wet periods

### **CONCLUSION SUMMARY**

There are a few maintenance items that need attention as listed above however these are typical for a property of this age, relative to similar properties of approximately the same age that have been reasonably maintained.

### **Safety Item Summary:**

NIL

### **Minor Defects Summary:**

#### **INTERIOR ITEMS**

BATHROOM/Ceiling - Water damage needs repair and re-finish to restore appearance

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

BATHROOM/Other - Loose PC items, toilet roll holder, towel rails or handrails will need repairs to restore integrity

BATHROOM/Screen/Curtain - Damaged or stained screen/door and or screens will need repair to restore integrity and appearance

BATHROOM/Vanity - Binding cupboard doors/drawers will need adjusting or repair to restore correct function

BATHROOM 2/Door - Cavity door frame is water damaged needs repairs to ensure integrity

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

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

BEDROOM 1/Floors - Borer damage was evident to flooring boards refer to a pest inspection report for further details, flooring out of level may need repairs to restore correct levels

BEDROOM 2/Floors - Out of level and may need repair to restore acceptable levels and appearance and borer damage noted to boards refer to pest inspector and report

BEDROOM 2/Walls - Minor joint cracking needs repair and re-finish to restore appearance, loose skirt board noted

BEDROOM 3/Floors - Borer damage was evident to flooring boards refer to a pest inspection report for further details, out of level flooring may need repairs to restore correct levels

BEDROOM 4/Door - Binding, will need adjusting to ensure correct operation.

BEDROOM 4/Floors - Borer damage was evident to flooring boards refer to a pest inspection report for further details

ENTRY/Door - Damaged outside face will need repair to improve appearance, binding noted

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

KITCHEN/Ceiling - Patches are incomplete and will need finishing to restore appearance

KITCHEN/Door - Screen/Security door is damaged and will need repair to restore integrity and appearance

KITCHEN/Doors, Drawers & Cabinets - Binding doors and or drawers will need adjusting to restore correct operation, water damaged cabinets need repairs or replacing

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

KITCHEN/Walls - Wood decay damage and minor joint cracking needs repair and re-finish to restore appearance

KITCHEN/Window/s - Binding sashes will need easing to restore correct function

ROOF SPACE/Other - Springy roof framing joists noted in areas

WC / TOILET 1/Pan - Loose pan needs securing to the floor for stability

WC / TOILET 2/Cistern - Rear of cistern is leaking and will need repair to prevent further water damage by licensed plumber

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

WC / TOILET 2/Pan - Loose pan needs securing to the floor for stability

#### EXTERIOR ITEMS

CLADDING - Cladding needs minor typical maintenance repairs to restore appearance

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

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

CLADDING/Steps & Stairs - Minor cracking and/or separation in the concrete steps, whilst not considered significant we recommend this should be monitored annually for further movement

CLADDING/Verandah/s, Pergola/s - Substandard framing will need repair/improving to ensure it's integrity

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

MASONRY WALLS/Damp Damage - Minor damp staining was noted at ground level, however this should be monitored during wet periods

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

MASONRY WALLS/Visible Flashings - Minor general maintenance may be needed to some flashings

ROOF EXTERIOR/Fascia/Barge boards - Timber fascia/barge boards need repair and paint to prevent further damage

ROOF EXTERIOR/Gutters/Downpipes - Downpipes discharge onto ground and will need connecting to stormwater drain to avoid water damage areas

SITE/Other - Hot water service overflow should be redirected away from dwelling via clear hose to minimise conducive conditions of termite attack

SITE/Paths / Driveways - Minor typical cracking only, not considered significant

UNDERFLOOR SPACE/Bearers/Joists - Wood decay to bearers was observed

UNDERFLOOR SPACE/Piers/Stumps - Whilst unconventional compared to modern construction, this is typical for its age and the whole floor framing system will need constant monitoring for decay and movement, ant cappings were rusting and inadequate, fretting noted to some masonry piers

UNDERFLOOR SPACE - Borer damage noted to flooring boards and/or framing elements refer to a pest report for further details

#### Major Defects Summary:

##### EXTERIOR ITEMS

SITE/Boundary Fences / Gates - Some components of the fences are rotten and will need repair or replacing to reinstate its integrity

#### Further Investigation Summary:

##### INTERIOR ITEMS

WC / TOILET 2/Cistern - Rear of cistern is leaking and will need repair to prevent further water damage by licensed plumber

##### EXTERIOR ITEMS

UNDERFLOOR SPACE/Piers/Stumps - Whilst unconventional compared to modern construction, this is typical for its age and the whole floor framing system will need constant monitoring for decay and movement, ant cappings were rusting

and inadequate, fretting noted to some masonry piers

UNDERFLOOR SPACE - Borer damage noted to flooring boards and/or framing elements refer to a pest report for further details

#### SUMMARY ITEMS

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

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

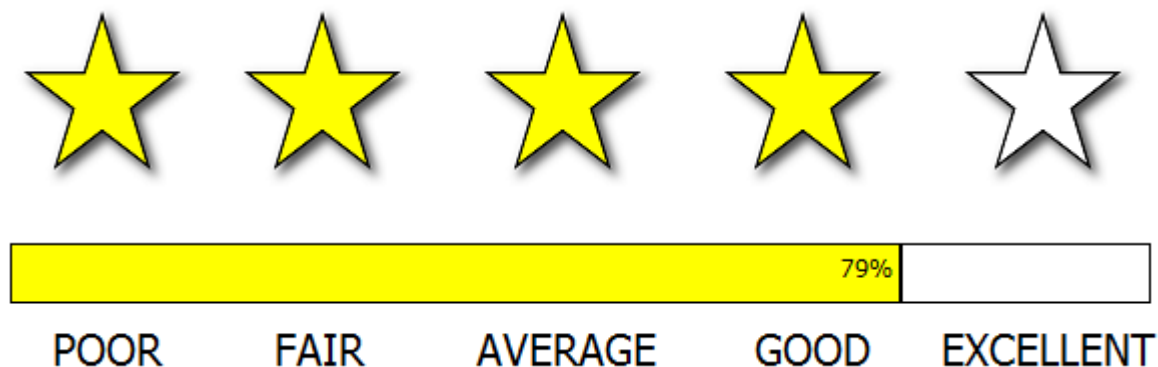
PLUMBING SUMMARY - Whilst we are not plumbers, it's always recommended that a Licensed Plumber be consulted for further detail

SITE DRAINAGE - Adequate, the site drainage appears adequate at the time of the inspection, however this should be monitored closely during and after wet periods

STRUCTURAL SUMMARY - Minor typical movement was noted, not considered significant at the time of the inspection, however this should be monitored closely and a structural engineer consulted if any deterioration is noted.

### **IPI CONDITION RATING SYSTEM:**

HOW DOES YOUR HOUSE RATE???



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

**FUTURE INSPECTIONS:**

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

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

**INCLUDED WITH THIS REPORT;**

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

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

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

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

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

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

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



Date: 4/06/2018