

Property Protect

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PROPERTY PROTECT
Building Inspection Services

ABN: 64 279 310 889

Residential

Date of inspection: Monday, 09 January 2012 12:00 PM

Pre-purchase Inspection Report

Prepared within the limitations and conditions specified in
Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings

Property address	28 Birks St ATHELSTONE SA 5076
Report prepared for	Example 124 Pretty Rd ATHELSTONE SA 5076
Client's contact details	Mobile 0000 000 00
Real estate agent's details	Name Company
Type of inspection report	Standard Inspection, Defect Only with Special Items
Persons present	Client, Agent, Vendor
Weather Conditions	Rain, Light drizzle
Inspector	Damian Swart

Disclaimer

This standard report was prepared by us with reasonable care. However, it is a professional subjective opinion on the condition of the property at the date and time of inspection. It is not a guarantee, warranty or an insurance policy against problems including, without limitation those arising after the Inspection Date.

You acknowledge that this disclaimer forms an integral part of the report and that by accepting or paying for this Report, you agree to the disclaimers, exclusions and other conditions set out in this disclaimer. This report is not an all encompassing document dealing with the building from every aspect. It only seeks to identify significant defects apparent at the Inspection Date. Whether or not a defect is considered significant can relate to the age and type of the building inspected. This is not a structural report. For advice of a structural nature contact a structural engineer.

Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection and the same is expressly excluded from the scope of the report. This report is not a certificate of compliance of the property under any act, regulation, ordinance, local law or by-law.

It is not a warranty against problems developing with the building in the future. This report does not include the detection and identification of unauthorised or illegal building, plumbing or electrical work or of work not compliant with building regulations and the same is expressly excluded from the scope of the report. With respect to minor defects, the inspection is limited to reporting on their overall extent, where apparent to the inspector not listing each one.

We did not necessarily note or comment on minor faults or defect. Minor faults or defects are defined in AS4349.1 - 2007 as those which, in view of the age, type or condition of the property, do not require substantial repairs or urgent attention and rectification. Minor defects are common to most properties and may include minor blemishes, corrosion, minor cracking, weathering, operational defects in doors, windows and associated hardware, general deterioration, unevenness, and minor physical damage to materials and finishes.

This is a visual inspection only, limited to those areas and sections of the property fully, easily and safely accessible and visible to the inspector on the Inspection Date. We have not inspected woodwork or other parts of the structure which are covered, unexposed, unsafe or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector does not inspect inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform invasive procedures. Visible timbers were not destructively probed or hit. The inspection does not cover areas where access was denied or unavailable to the inspector or defects that may have been concealed or where the identification of a defect may be subject to the prevailing weather conditions or to patterns of use or occupancy of the property. It does not cover 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; seepage; swimming pools/spas; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; or any other matter regulated by statute. Where within the competency of the inspector and upon request, specific matters may be covered under the terms of an additional Special-purpose Property Report if such matters are raised by the Client in advance.

PESTS: Unless stated otherwise, we do not hold a pest control licence and this report does not cover, in any way, detection of pests. This is expressly excluded from the scope of this report. You should be aware that the detection of termites (and other pests) usually requires access to areas beyond the areas accessed by the inspector for this report (and beyond the definition of reasonably accessible as per AS4349.1 - 2007), as well as the use of specialised equipment, drilling of timber, removal of floor coverings and cladding and so on, and also will take time in excess of that allowed in this standard report. If you require a termite or other pest inspection (and the protection of a guarantee) you should contact a licensed pest controller and arrange for inspection and/or treatment. We shall not be liable in respect of any claim or Loss arising from or in respect of the following:

- Non-inspection of woodwork on other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.
- Any opinion, estimate, report, quotation, recommendation or warranty whether oral or written provided by or on behalf of this company, for the cost of repairs, rectification, construction and or replacement of property and or premises as a result of damage to that property or premises due to pest infestation.

ASBESTOS: No inspection or testing for asbestos was done and no report on the presence or absence of asbestos is provided. The same is expressly excluded under this report. If during the course of the inspection materials possibly containing asbestos were apparent it may be noted in the report but the inspector has no obligation whatsoever to report on asbestos. Buildings built prior to 1989 commonly have materials that contain asbestos and buildings built up until the early 90s may contain some asbestos. Where in any doubt, the material should be assumed to contain asbestos unless testing determines otherwise and you should consider obtaining advice from an asbestos expert. Sanding, drilling, cutting, removing sheeting or disturbing products containing asbestos that

results in releasing airborne asbestos fibers is a health risk. Any comments made stating that asbestos was noted is subject to confirmation via a laboratory test at your expense.

MOULD: No inspection for mould was done and no report on the presence or absence of mould is provided. The same is expressly excluded under this report. If in the course of the inspection, mould happened to be noticed it may be noted in the report but the inspector has no obligation whatsoever to report on mould. If you are concerned as to the possible health risk resulting from any mould you should seek advice from a relevant expert.

POOLS: We are not qualified to provide any advice on the design or specification of swimming pools or outer or related buildings or to supervise the construction of swimming pools or associated building services. No inspection was done and no report was made on any swimming pool or outer or related buildings on the property. The same is expressly excluded under this report. If you wish your swimming or outer or related buildings to be inspected, you will need to seek advice from an expert in that area at your own cost.

COSTING ADVICE : Australian Standard AS 4349.1 - 2007 excludes provision of costing advice. Any cost advice provided verbally or in this report must be taken as an indication of a general nature only and is not to be relied or acted on. Actual costs provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. Independent quotes should be obtained if costs of defects is of significance in negotiations on the purchase of a property as well as prior to any work being done. We bear no liability whatsoever for costing advice.

DISPUTE/CLAIM PROCEDURE: To make a claim in relation to the inspection, either party shall give written notice of the matter to the other party within 90 days of the inspection. If the claim/dispute is not resolved within 21 days from the service of the written notice, either party may refer it to a mediator nominated by us and costs shall be shared. Should the dispute not be resolved by mediation then either party may refer it to the Institute of Arbitrators and Mediators of Australia to appoint an arbitrator to resolve the claim. The arbitrator shall determine costs that each party is to pay.

THIRD PARTIES: We are not liable for any claim or Loss whatsoever, suffered or incurred by anyone relying on this report other than the Client named on the face page of this report and (subject to the conditions and limitations set out in this disclaimer) only if the invoice for the inspection has been paid in full by the Client.

This report is solely for the use of the Client for the purpose for which this report was originally sought.

General Exclusions

- Instrument testing carried out on suspect areas may indicate the presence of dampness in wall materials but will not determine the source or cause of dampness. Therefore this report expressly excludes reporting on the possible source/s. The extent and cost of work to rectify dampness depends in part on those factors.
- A report relating to a strata title unit does not deal with common areas unless otherwise stated.
- This report does not cover an analysis of the condition of the plumbing system other than a visual analysis of the condition of the pipes and drainage for each water outlet accessible by the inspector.
- Comments are made only on the features of power boards. An analysis and testing of the electrical system is beyond the scope of this report and as such is expressly excluded.
- Our report specifically excludes carrying out a survey on the property in question to detect the presence of white ants or pests. We do not hold a pest control licence. If you require a termite or pest inspection you should contact a licensed pest controller. You should be aware that the detection of termites/pests requires use of specialised equipment, drilling of timber and the removal of floor coverings and cladding which we do not carry out. For further details, refer to the paragraph above entitled "PESTS".

Release and Indemnity

We will do our best to make as thorough an inspection of the building as is reasonably practicable and give you appropriate advice regarding any problems we discover, what needs to be done to rectify them and the likely approximate cost. However, because of the nature of the exercise and the timeframe within which this report is undertaken we are not liable under any circumstances, and you as the Client forever release and discharge us, in relation to, any failure to detect or report on any problems in the building or for any claim or Loss in connection with this report or the building or property generally and the Client indemnifies us in respect of those matters.

Limitation of liability

Notwithstanding any other provision in this disclaimer or in the report, our liability to you as the Client (and any other party purporting to claim against us in connection with this report) for any claim or Loss made in connection with this report under contract, tort (including negligence), under statute, in equity or otherwise shall be limited to the price of this report.

Definitions

In this disclaimer, the following defined terms are used:

"Loss" means any liabilities, losses, damages, claims, expenses, fines, and costs, including legal costs, of any kind including economic and consequential loss.

Inspection Agreement

Pre-purchase Standard Inspection

Individual Title Property

Requirement for Inspection agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Access limitations

- Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.
- The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.
- Unless otherwise required, no marking or damage to the property was done to obtain access, nor was there any removal of furniture, fittings (fixed or otherwise), floor coverings, claddings, linings, soil or plants. Likewise, no destructive testing or sampling was done.

DIMENSIONS FOR REASONABLE ACCESS

<u>Area</u>	<u>Access hole</u>	<u>Crawl space</u>	<u>Height</u>
Roof Interior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder
Roof exterior	-	-	Accessible from a 3.6m ladder placed on the ground

NOTES:

- 1 Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
- 2 Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

Conditions

An inspection report may be conditional on

- Prevailing weather conditions or recent occupancy and use of services that might affect observations
- Information provided by the client or the agents of the client
- Deliberate concealment of defects
- Any other relevant factor limiting the inspection
- The detection of certain defects can be subject to the prevailing weather conditions at the time of the inspection (eg storm water disposal or leaks). Similarly, rain at the time of the inspection can mask a defect or restrict access to particular areas. The condition of the property could also change over time due to unusual weather patterns, the specific soli characteristics at the site, the location of the property or the use of the property. For example, prolonged periods of wet or dry weather can lead to movement in building components. Similarly, whether or not services have been used in the period prior to inspection can affect the detection of leaks or other defects in them.

Scope of inspection

What is not reported on - general exclusions detailed in the standard AS 4349.1 - 2007

- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.

What is not reported on - specifics excluded by the standard AS 4349.1 - 2007

Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
- The roof space: roof covering; roof framing; sarking; party walls; insulation
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (general); surface water (drainage effectiveness)

The scope of the inspection includes variations to the exclusions in AS 4349.1 - 2007 as detailed below.

Nil

Agreement Accepted via Verbal

Damian Swart
Monday, 09 January 2012

Example
Monday, 09 January 2012

Building Construction & General Access Limitations

Construction - Original House

Year Built	1940 (Approximate) Estimated from style of building
Number of Stories	2 (Split Level)
Type of Building	Freestanding house
Footings	Concrete slab on ground
Flooring	Concrete
Wall Framing	Timber frame
External Walling	Non-articulated masonry
Internal Walling	Plasterboard
Windows	Timber framed
Roof Framing	Conventional timber framing
Roof Cladding	Concrete roof tiles, Corrugated iron

General Access Limitations

External

- Height limitations

Internal

- Locked room

Roof Void

- Manhole cover locked

Under Floor

- No underfloor access
- Underfloor access not found

Explanation of codes used in the inspection report

Defect types

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration, Damp related	Moisture is present in unintended or unexpected locations.
D	Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

Defect Significance

Significance Code	Significance Description	Significance Explanation
MA	Major	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage category
Hairline cracks.	≤ 0.1 mm	0
Fine cracks that do not need repair.	≤ 1.0 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	≤ 5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather tightness often impaired.	> 5.0 mm, ≤ 15.0 mm (or a number of cracks 3.0 mm or more in one group).	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	> 15.0 mm, ≤ 25 mm but also depends on number of cracks.	4

Defects recorded during inspection

Interior - Bathroom

Bath	Edge sealant missing	Minor Defect	Type: F
Bath	Rust noted	Minor Defect	Type: C, D
Bath taps	Leakage at tap	Minor Defect	Type: D, C
Wash basin	Crazing	Minor Defect	Type: D
Shower tiles	Evidence of leakage	Further Investigation	Type: C, D
Shower tiles	Sealant missing	Major Defect	Type: F
Shower tiles	Wall substrate cladding swelled and bowed due to possible water ingress - leaks to shower	Further Investigation	Type: D, C
Built in robe/cupboard	Door frame out of square	Minor Defect	Type: B
Bench top	Sealant missing	Minor Defect	Type: F
Windows	Sash operation	Minor Defect	Type: D
Wash basin taps	Leakage at tap	Minor Defect	Type: E, D
Ceilings & cornices	Leakage evidence	Major Defect	Type: C
Ceilings & cornices	Cracking	Minor Defect	Type: B
Ceilings & cornices	Dampness and damp damage	Major Defect	Type: C
Ceilings & cornices	Gapping at cornices	Major Defect	Type: D, B
Light switches	Switch plate cracked/split	Safety Hazard	Type: D, E
Walls	Cracking - category 1	Minor Defect	Type: B
Floor	Cracked tiling	Minor Defect	Type: B
Bath tiles	Cracked	Minor Defect	Type: D
Power points	Cracked	Safety Hazard	Type: E, D
Mirror	Desilvering	Minor Defect	Type: D
WC Pan	Loose pan seat	Minor Defect	Type: E

WC Pan	Pan wobbles on floor - Loose on floor - regrout back down	Safety Hazard	Type: D, E
Shower screen	No screen	Major Defect	Type: F
Floors	Cracked tiling	Minor Defect	Type: B
Vanity cupboard	Doors stick	Minor Defect	Type: B

Interior - Bedroom 1

Doors and frames	Defective door hardware	Minor Defect	Type: E, D
Doors and frames	Door frame out of square	Minor Defect	Type: B
Floors	Out of level	Minor Defect	Type: D, B
Ceilings & cornices	Cracking	Minor Defect	Type: B

Interior - Bedroom 2

Ceilings & cornices	Cracking	Minor Defect	Type: B
Ceilings & cornices	Nails popping	Minor Defect	Type: D, E
Built in robe/cupboard	Door not closing	Minor Defect	Type: E, D
Power points	Cracked	Safety Hazard	Type: E, D

Interior - Bedroom 3

Floors	Out of level	Minor Defect	Type: B
Floors	Gaps between the skirtings and walls	Minor Defect	Type: E, D
Walls	Cracking - category 1	Minor Defect	Type: B
Walls	Loose skirtings	Minor Defect	Type: E
Walls	Damp - rising	Major Defect	Type: D, C
Windows	Sash operation	Minor Defect	Type: D, E
Ceilings & cornices	Sagging	Minor Defect	Type: D

Interior - Bedroom 4

Floors	Floor board joints opened up with movement gaps	Minor Defect	Type: B
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Walls	Cracking - category 0	Minor Defect	Type: B
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Interior - Cellar

Walls	Damp - lateral penetration	Minor Defect	Type: C
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Interior - Dine

Walls	Wallpaper peeling	Minor Defect	Type: D
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Walls	Cracking - category 0	Minor Defect	Type: B
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Floors	Floor board joints opened up and gaps visible	Minor Defect	Type: B, D
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Ceilings & cornices	Sagging	Minor Defect	Type: D
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Ceilings & cornices	Cracking	Minor Defect	Type: B
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Ceilings & cornices	Paint flaking	Minor Defect	Type: D, E
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Interior - Kitchen

Windows	Sash operation	Minor Defect	Type: E, D
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Walls	Cracking - category 1	Minor Defect	Type: B
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Ceilings & cornices	Splitting ceiling at joint	Further Investigation	Type: B
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Ceilings & cornices	Cracking	Minor Defect	Type: B
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Ceilings & cornices	Sagging	Minor Defect	Type: D, E
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Bench top	No range hood over stove	Major Defect	Type: F
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Bench top	Sealant missing	Minor Defect	Type: F
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Tiles	Cracked	Minor Defect	Type: B
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Floors	Out of level	Minor Defect	Type: B
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Floors	Floor boards split	Minor Defect	Type: E, D
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Floors	Spring and bounce	Further Investigation	Type: E, D
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Interior - Laundry

Ceilings & cornices	Paint flaking	Minor Defect	Type: D, C
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Bench top	Sealant missing	Minor Defect	Type: F
Ventilation	Ceiling mould - inadequate ventilation	Minor Defect	Type: C, E
Tiles	Chipped	Minor Defect	Type: A, D
Tiles	Grouting gapped	Minor Defect	Type: B, D
Floors	Cracked tiling	Minor Defect	Type: B
Trough taps	No water flow from cold	Further Investigation	Type: E
Trough cabinet/cupboard	Dented cabinet	Minor Defect	Type: A
Trough cabinet/cupboard	Corroded base	Major Defect	Type: C, D
Walls	Damp - rising	Minor Defect	Type: C, D
Walls	Cracking - category 1	Minor Defect	Type: B

Interior - Lounge

Ceilings & cornices	Cracking	Minor Defect	Type: B
Ceilings & cornices	Cornice damage	Minor Defect	Type: A
Power points	Cracked	Minor Defect	Type: E, D
Walls	Cracking - category 1	Minor Defect	Type: B
Walls	Loose skirtings	Minor Defect	Type: D
Floors	Out of level	Minor Defect	Type: B
Floors	Squeaking	Minor Defect	Type: D, E

Interior - Passages

Floors	Damage	Minor Defect	Type: A
Ceilings & cornices	Sagging	Major Defect	Type: E, D
Ceilings & cornices	Cracking	Minor Defect	Type: B
Walls	Roughly finished crack repairs	Minor Defect	Type: E
Walls	Cracking - category 2	Minor Defect	Type: B

Interior - Separate WC

Walls	Damp - rising	Minor Defect	Type: C, D
WC wash basin taps	No water flow from cold	Further Investigation	Type: D, E
WC Pan	Stained pan	Minor Defect	Type: D

Exterior - Front Elevation

North

Walling	Cracking - category 2	Minor Defect	Type: B
Walling	Steel waste plumbing pipes noted - May be corroding inside and this may affect drainage	Further Investigation	Type: D
Walling	Damp - rising	Major Defect	Type: C, D
Walling	Inadequate footing edge exposure	Minor Defect	Type: F
Walling	Damp course breached	Further Investigation	Type: E, F
Walling	Bow vertically	Further Investigation	Type: B
Under floor ventilation	Obstructed under floor vents	Minor Defect	Type: E
Perimeter paths	Cracking in concrete paths	Minor Defect	Type: B
Perimeter paths	Gapping between path & footing edge	Major Defect	Type: B
Perimeter paths	Paving likely to pond water	Further Investigation	Type: E, F
Perimeter paths	No plastic -Place plastic between the paving and footing to reduce slab edge wetting to footing edge	Minor Defect	Type: E
Sills	Cracked sill tiles	Minor Defect	Type: D
Sills	Loose sill tiles	Minor Defect	Type: D
Doors	Gapping between edge of frame & reveal	Minor Defect	Type: B
Windows	Window seals old and brittle	Minor Defect	Type: D
Windows	Sealing/weather tightness	Minor Defect	Type: C, D
Windows	Caulk movement gaps around window frame to stop water or vermin entry into house	Minor Defect	Type: B
Windows	Cracked/broken glass	Minor Defect	Type: B
Windows	Cannot open window	Major Defect	Type: B
Windows	Missing screens	Minor Defect	Type: F
Patio/veranda	Porch brick piers rotated and lean over including posts on top of piers	Minor Defect	Type: B, D
Patio/veranda	Insufficient clearances under post bases	Minor Defect	Type: F

Patio/veranda	Cracked concrete	Minor Defect	Type: B
Lintels	Missing lintels	Minor Defect	Type: F

Exterior - Rear Elevation

South

Lintels	Missing lintels	Minor Defect	Type: F
Perimeter paths	Trip hazard	Safety Hazard	Type: B
Perimeter paths	Gapping between path & footing edge	Major Defect	Type: B
Perimeter paths	Inadequate grade in path	Minor Defect	Type: F, B
Perimeter paths	Cracking in concrete paths	Minor Defect	Type: B
Perimeter paths	Paving likely to pond water	Further Investigation	Type: B
Sills	Cracked sill tiles	Minor Defect	Type: D
Sills	Loose sill tiles	Minor Defect	Type: D
Under floor ventilation	Obstructed under floor vents	Minor Defect	Type: E, F
Windows	Missing screens	Minor Defect	Type: F
Windows	Caulk gaps around the frame to stop water or vermin entry into the house	Minor Defect	Type: B
Windows	Sealing/weather tightness	Minor Defect	Type: D, B
Walling	Walls patched due to wall cracks	Minor Defect	Type: B
Walling	Cracking - category 2	Minor Defect	Type: B
Walling	Damp course breached	Further Investigation	Type: F
Walling	Inadequate footing edge exposure	Minor Defect	Type: F

Exterior - East Elevation

Perimeter paths	Inadequate grade in path	Minor Defect	Type: B
Perimeter paths	Paving likely to pond water	Further Investigation	Type: B
Perimeter paths	Trip hazard	Safety Hazard	Type: B
Perimeter paths	Heave/subsidence in path	Minor Defect	Type: B
Windows	Gapping between edge of window & reveal	Minor Defect	Type: B

Windows	Missing screens	Minor Defect	Type: F
Windows	Sealing/weather tightness	Minor Defect	Type: D, C
Windows	Cannot open window - jammed up	Major Defect	Type: B
Windows	Cracked/broken glass	Major Defect	Type: B
Walling	Damp - rising	Further Investigation	Type: C, D
Walling	Damp course breached	Minor Defect	Type: F, E
Walling	Cracking - category 1	Minor Defect	Type: B
Walling	Inadequate footing edge exposure	Minor Defect	Type: F
Sills	Cracked sill tiles	Minor Defect	Type: B, D
Sills	Loose sill tiles	Minor Defect	Type: D
Lintels	Missing lintels	Minor Defect	Type: E, F

Exterior - West Elevation

Perimeter paths	Paving likely to pond water	Further Investigation	Type: B
Perimeter paths	Cracking in concrete paths	Minor Defect	Type: B
Perimeter paths	Trip hazard	Safety Hazard	Type: B
Perimeter paths	Inadequate grade in path	Minor Defect	Type: B
Perimeter paths	Gapping between path & footing edge	Minor Defect	Type: B
Walling	Bow vertically	Further Investigation	Type: B
Walling	Rotation/out of vertical	Further Investigation	Type: B
Walling	Damp - salt damp	Major Defect	Type: C, D
Walling	Inadequate footing edge exposure	Minor Defect	Type: F
Walling	Cracking - category 3	Major Defect	Type: B
Walling	Damp - rising	Major Defect	Type: C, D
Windows	Missing screens	Minor Defect	Type: F
Windows	Cannot open window - jammed up	Major Defect	Type: B
Doors	Frames damaged	Minor Defect	Type: A

Doors	Damaged screens	Minor Defect	Type: A
Sills	Loose sill tiles	Minor Defect	Type: D
Sills	Cracked sill tiles	Minor Defect	Type: D
Under floor ventilation	Obstructed under floor vents	Minor Defect	Type: F
Lintels	Missing lintels	Minor Defect	Type: F

Exterior - Other Features

Plumbing	Vent holed	Minor Defect	Type: D, C
Plumbing	Vent corroded	Minor Defect	Type: C
Plumbing	Steel waste pipes noted - Could be corroding inside	Further Investigation	Type: E, D
Electrical	Seal gaps between the power board and the wall with sealant	Minor Defect	Type: E
Electrical	Wire fuses only - install circuit breakers when funds permit	Safety Hazard	Type: F
Electrical	Place silicone around the power points and light fittings outside	Minor Defect	Type: E
Electrical	Surge protection not fitted	Minor Defect	Type: F
Electrical	Safety switch not fitted	Safety Hazard	Type: E, F

Roof - Roof Exterior

Vents and flues	Corroded	Minor Defect	Type: C
Vents and flues	Flue cowl missing	Minor Defect	Type: E
Guttering	No gutter leaf guards installed	Minor Defect	Type: F
Guttering	Corrosion in gutters	Minor Defect	Type: C, D
Guttering	Leakage in gutters evidenced by fascia rot/deterioration	Major Defect	Type: C, D
Guttering	Gutters blocked with leaves, silt, moss etc	Major Defect	Type: E
Fascias	Fascia painting warranted	Minor Defect	Type: E
Fascias	Rot at fascias ends	Major Defect	Type: C, D
Fascias	Fascias split - paint	Minor Defect	Type: E
Roof tiles	Some roof tiles need re-seating	Minor Defect	Type: E
Roof tiles	Cement bedding mortar to hips and ridge roof tiles has minor cracks	Minor Defect	Type: D, E
Roof tiles	Roof tiles have been coated and coating is in good condition	Minor Defect	Type: F, E
Roof tiles	Cappings loose	Major Defect	Type: D, E
Roof tiles	Moss and lichen growth on roof tiles	Minor Defect	Type: D
Roof tiles	Capping mortar loose/missing	Major Defect	Type: E, D
Down pipes	Not connected to storm water system	Major Defect	Type: F
Down pipes	Insufficient number of down pipes fitted	Further Investigation	Type: F
Barges & gables	Timbers weathered	Minor Defect	Type: D, E
Chimney	Loose masonry in chimney	Safety Hazard	Type: D
Chimney	Evidence of leakage at flashing	Minor Defect	Type: C
Chimney	Masonry chimney mortar weathered - needs repainting	Minor Defect	Type: E
Eaves	Eaves lining shows mould from leakages/gutters backing up	Major Defect	Type: D, C
Eaves	Eaves cladding sagged	Minor Defect	Type: D

Flashings	Splits in lead flashing sheet	Minor Defect	Type: D
Flashings	Incompatible flashing materials used on coated steel roof sheeting	Minor Defect	Type: E, F
Flashings	No flashing at gable	Minor Defect	Type: F, E
Valleys	Corrosion in valleys	Minor Defect	Type: D, C

Roof - Roof Void

Items in roof space	Roof space cluttered with stored items	Minor Defect	Type: E
Items in roof space	Old hot water unit in the roof space	Minor Defect	Type: E
Items in roof space	Leaf litter noted - seal voids to stop leaf litter penetrating roof space	Minor Defect	Type: E
Roof wiring	No earth cable noted out side	Further Investigation	Type: F
Roof wiring	Cracked electrical relay	Safety Hazard	Type: E
Roof wiring	No wall chases noted above electrical fittings in older house - could indicate old power cables	Further Investigation	Type: E
Roof wiring	Bakelite electrical fittings noted in house - remove as very old (From 1940's approx)	Further Investigation	Type: D, E
Sarking	No sarking in roof - (Foil as a vapour barrier and insulation)	Minor Defect	Type: F
Roof covering	Leakage evidence	Major Defect	Type: C
Roof covering	Sarking not present under low pitch roof tiles	Minor Defect	Type: F
Vermin	Rodent odor	Further Investigation	Type: E
Vermin	Rodent droppings	Further Investigation	Type: E
Roof framing	Split strut	Minor Defect	Type: D, B
Roof framing	Cracked underpurlin	Minor Defect	Type: D
Roof framing	Collar ties broken	Minor Defect	Type: D
Roof insulation	Room for a possible roof loft - ie Spare room - Investigate	Further Investigation	Type: F
Roof insulation	Roof insulation is old and compacted - Not effective as an insulator	Minor Defect	Type: D
Roof insulation	Insulation to part of roof space	Minor Defect	Type: F

Roof insulation	No roof vent - Install if a low roof pitch to keep summer temperatures down	Minor Defect	Type: F
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Roof - Possible asbestos cement cladding to the following areas

Possible asbestos cement cladding noted to the following areas	Possible asbestos cement cladding to the gable wall cladding	Further Investigation	Type: F
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Possible asbestos cement cladding noted to the following areas	Possible asbestos cement cladding to the fence cladding	Further Investigation	Type: F
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Possible asbestos cement cladding noted to the following areas	Possible asbestos cement cladding to the porch ceilings	Further Investigation	Type: F
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Possible asbestos cement cladding noted to the following areas	Possible asbestos cement cladding to the carport ceiling	Further Investigation	Type: F
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Possible asbestos cement cladding noted to the following areas	Possible asbestos cement cladding to the power board backing sheet (Inside power board)	Further Investigation	Type: F
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Possible asbestos cement cladding noted to the following areas	Possible asbestos cement cladding to the walls externally	Further Investigation	Type: F
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Possible asbestos cement cladding noted to the following areas	Possible asbestos cement cladding to the eaves all sides of the house	Further Investigation	Type: F
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Possible asbestos cement cladding noted to the following areas	Possible asbestos cement cladding to the flues in wet areas	Further Investigation	Type: F
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Sub-Floor - Sub-Floor Space (Not Assessed)

Site - Site Management

Gardens & grounds	Gardens against house increase termite risk	Further Investigation	Type: E, F
Gardens & grounds	Excessive drying of soils near the building a potential factor for contributing to movement	Further Investigation	Type: B
Gardens & grounds	Gardens against house a dampness issue	Major Defect	Type: C
Roof water disposal	Storm water system blocked	Major Defect	Type: E, D
Roof water disposal	Divert stormwater away from the house out to the street	Major Defect	Type: F
Roof water disposal	Roof water discharges direct to ground by or close to the footings	Major Defect	Type: F
Roof water disposal	Street is higher than house. Install sump with a pump to divert stormwater to street.	Further Investigation	Type: F
Surface water	Ground slopes towards building & no provision for drainage	Minor Defect	Type: F, E
Surface water	Run off from adjacent property liable to flow or seep towards the building	Further Investigation	Type: F
Surface water	Houses adjacent are lower. No stormwater control measures to stop water running into adj houses	Further Investigation	Type: F
Surface water	No grates or spoon drains noted to divert water away from the house	Minor Defect	Type: F
Trees: In relation to very large gum tree only 4m from the North side of the house			
Trees	Tree roots have heaved paths	Safety Hazard	Type: B
Trees	Tree removal & associated risks of subsequent soil heave to consider	Further Investigation	Type: E
Trees	Tree moisture demands to manage	Minor Defect	Type: E
Trees	Trees overhang roof - cut back to stop leaf litter entering into gutters	Safety Hazard	Type: E
Trees	Trees are probably classified as significant and council may not allow removal	Further Investigation	Type: E
Trees	Gutter & roof cleaning necessary to clear tree debris	Minor Defect	Type: E
Trees	Overhanging tree branches may do damage	Further Investigation	Type: E
Trees	Root barrier to consider to manage tree roots seeking moisture	Further Investigation	Type: F

Site - Tanks

Rain water tank	Tank not plumbed to the house	Minor Defect	Type: F
Rain water tank	Tank overflow not drained away from the building	Minor Defect	Type: F
Rain water tank	Tank stand corroded	Minor Defect	Type: C
Rain water tank	Leakage in tank	Major Defect	Type: C
Rain water tank	Corrosion in tank	Minor Defect	Type: C

Site - Vehicle facilities

Garage	Uneven flooring	Minor Defect	Type: B
Garage	Corroded cladding	Minor Defect	Type: C
Garage	Corroded framing	Minor Defect	Type: C
Garage	Cracked flooring	Minor Defect	Type: B
Drive	Trip hazard	Minor Defect	Type: B
Drive	Cracked drive concrete	Minor Defect	Type: B
Drive	No grate at the base of the driveway to collect stormwater running towards the house	Minor Defect	Type: F
Carport	No walls	Minor Defect	Type: F
Carport	Cracked flooring	Minor Defect	Type: B

Site - Retaining walling

Walls supporting other structures	Materials deteriorated	Minor Defect	Type: C, D
Walls supporting other structures	No provision for drainage behind walling	Minor Defect	Type: F
Walls supporting other structures	Cracking	Minor Defect	Type: B

Site - Grounds

Property fencing	Fence posts and rails are split	Minor Defect	Type: D
Property fencing	Fencing used as a retaining wall and is leaning. Install retaining wall in lieu	Major Defect	Type: F, E
Property fencing	Rotted fencing	Minor Defect	Type: C, D
Property fencing	Missing fencing	Minor Defect	Type: F

Property fencing	Soils against fence causing damage	Minor Defect	Type: F, E
Property fencing	Fencing not in good alignment	Major Defect	Type: D, B
Property fencing	Fence bottom rail in contact with ground - pull back soil to reduce chance of corrosion	Minor Defect	Type: E, F
Property fencing	Corroded fencing	Minor Defect	Type: C
Pathways	Subsidence	Safety Hazard	Type: B

Further due diligence recommended

It is recommended that further due diligence be undertaken to assist in making a well informed decision on the purchase of the property. The matters below fall outside the scope of a Standard Property Report as specified in AS 4349.1-2007.

Air conditioning system inspection, Asbestos report, Borer inspection, Building inspection to under-floor areas, Chimney/flue inspection, Council approvals and conditions, Council plans for the property, Drainage & seepage assessment, Easement search, Electrical safety inspection, Encumbrance search, Fixed appliance inspection, Heater inspection, Hot water service inspection, Paint lead check, Property boundary survey, Timber pest inspection, Termite inspection, Termite damage inspection, Valuation report

Summary

FI - Further Investigation

Interior > Bathroom > Shower tiles > Wall substrate cladding swelled and bowed due to possible water ingress - leaks to shower

Interior > Bathroom > Shower tiles > Evidence of leakage

Interior > Kitchen > Ceilings & cornices > Splitting ceiling at joint

Interior > Kitchen > Floors > Spring and bounce

Interior > Laundry > Trough taps > No water flow from cold

Interior > Separate WC > WC wash basin taps > No water flow from cold

Exterior > Front Elevation > Walling > Damp course breached

Exterior > Front Elevation > Walling > Bow vertically

Exterior > Front Elevation > Walling > Steel waste plumbing pipes noted - May be corroding inside and this may affect drainage

Exterior > Front Elevation > Perimeter paths > Paving likely to pond water

Exterior > Rear Elevation > Walling > Damp course breached

Exterior > Rear Elevation > Perimeter paths > Paving likely to pond water

Exterior > East Elevation > Walling > Damp - rising

Exterior > East Elevation > Perimeter paths > Paving likely to pond water

Exterior > West Elevation > Walling > Rotation/out of vertical

Exterior > West Elevation > Walling > Bow vertically

Exterior > West Elevation > Perimeter paths > Paving likely to pond water

Exterior > Other Features > Plumbing > Steel waste pipes noted - Could be corroding inside

Roof > Roof Exterior > Down pipes > Insufficient number of down pipes fitted

Roof > Roof Void > Vermin > Rodent odor

Roof > Roof Void > Vermin > Rodent droppings

Roof > Roof Void > Roof insulation > Room for a possible roof loft - ie Spare room - Investigate

Roof > Roof Void > Roof wiring > No earth cable noted out side

Roof > Roof Void > Roof wiring > Bakelite electrical fittings noted in house - remove as very old (From 1940's approx)

Roof > Roof Void > Roof wiring > No wall chases noted above electrical fittings in older house - could indicate old power cables

Roof > Possible asbestos cement cladding to the following areas > Possible asbestos cement cladding noted to the following areas > Possible asbestos cement cladding to the eaves all sides of the house

Roof > Possible asbestos cement cladding to the following areas > Possible asbestos cement cladding noted to the following areas > Possible asbestos cement cladding to the flues in wet areas

Roof > Possible asbestos cement cladding to the following areas > Possible asbestos cement cladding noted to the following areas > Possible asbestos cement cladding to the power board backing sheet (Inside power board)

Roof > Possible asbestos cement cladding to the following areas > Possible asbestos cement cladding noted to the following areas > Possible asbestos cement cladding to the walls externally

Roof > Possible asbestos cement cladding to the following areas > Possible asbestos cement cladding noted to the following areas > Possible asbestos cement cladding to the carport ceiling

Roof > Possible asbestos cement cladding to the following areas > Possible asbestos cement cladding noted to the following areas > Possible asbestos cement cladding to the porch ceilings

Roof > Possible asbestos cement cladding to the following areas > Possible asbestos cement cladding noted to the following areas > Possible asbestos cement cladding to the gable wall cladding

Roof > Possible asbestos cement cladding to the following areas > Possible asbestos cement cladding noted to the following areas > Possible asbestos cement cladding to the fence cladding

Site > Site Management > Roof water disposal > Street is higher than house. Install sump with a pump to divert stormwater to street.

Site > Site Management > Surface water > Run off from adjacent property liable to flow or seep towards the building

Site > Site Management > Surface water > Houses adjacent are lower. No stormwater control measures to stop water running into adj houses

Site > Site Management > Trees > Tree removal & associated risks of subsequent soil heave to consider

Site > Site Management > Trees > Trees are probably classified as significant and council may not allow removal

Site > Site Management > Trees > Root barrier to consider to manage tree roots seeking moisture

Site > Site Management > Trees > Overhanging tree branches may do damage

Site > Site Management > Gardens & grounds > Excessive drying of soils near the building a potential factor for contributing to movement

Site > Site Management > Gardens & grounds > Gardens against house increase termite risk

MA - Major Defect

Interior > Bathroom > Ceilings & cornices > Leakage evidence

Interior > Bathroom > Ceilings & cornices > Dampness and damp damage

Interior > Bathroom > Ceilings & cornices > Gapping at cornices

Interior > Bathroom > Shower screen > No screen

Interior > Bathroom > Shower tiles > Sealant missing

Interior > Bedroom 3 > Walls > Damp - rising

Interior > Kitchen > Bench top > No range hood over stove

Interior > Laundry > Trough cabinet/cupboard > Corroded base

Interior > Passages > Ceilings & cornices > Sagging

Exterior > Front Elevation > Walling > Damp - rising
Exterior > Front Elevation > Windows > Cannot open window
Exterior > Front Elevation > Perimeter paths > Gapping between path & footing edge
Exterior > Rear Elevation > Perimeter paths > Gapping between path & footing edge
Exterior > East Elevation > Windows > Cracked/broken glass
Exterior > East Elevation > Windows > Cannot open window - jammed up
Exterior > West Elevation > Walling > Damp - salt damp
Exterior > West Elevation > Walling > Damp - rising
Exterior > West Elevation > Walling > Cracking - category 3
Exterior > West Elevation > Windows > Cannot open window - jammed up
Roof > Roof Exterior > Roof tiles > Cappings loose
Roof > Roof Exterior > Roof tiles > Capping mortar loose/missing
Roof > Roof Exterior > Guttering > Gutters blocked with leaves, silt, moss etc
Roof > Roof Exterior > Guttering > Leakage in gutters evidenced by fascia rot/deterioration
Roof > Roof Exterior > Down pipes > Not connected to storm water system
Roof > Roof Exterior > Eaves > Eaves lining shows mould from leakages/gutters backing up
Roof > Roof Exterior > Fascias > Rot at fascias ends
Roof > Roof Void > Roof covering > Leakage evidence
Site > Site Management > Roof water disposal > Storm water system blocked
Site > Site Management > Roof water disposal > Divert stormwater away from the house out to the street
Site > Site Management > Roof water disposal > Roof water discharges direct to ground by or close to the footings
Site > Site Management > Gardens & grounds > Gardens against house a dampness issue
Site > Tanks > Rain water tank > Leakage in tank
Site > Grounds > Property fencing > Fencing not in good alignment
Site > Grounds > Property fencing > Fencing used as a retaining wall and is leaning. Install retaining wall in lieu

MI - Minor Defect

Interior > Bathroom > Ceilings & cornices > Cracking
Interior > Bathroom > Walls > Cracking - category 1
Interior > Bathroom > Floors > Cracked tiling
Interior > Bathroom > Windows > Sash operation
Interior > Bathroom > Built in robe/cupboard > Door frame out of square
Interior > Bathroom > Bench top > Sealant missing
Interior > Bathroom > Floor > Cracked tiling
Interior > Bathroom > Vanity cupboard > Doors stick
Interior > Bathroom > Mirror > Desilvering

Interior > Bathroom > Bath > Rust noted

Interior > Bathroom > Bath > Edge sealant missing

Interior > Bathroom > Bath taps > Leakage at tap

Interior > Bathroom > Bath tiles > Cracked

Interior > Bathroom > WC Pan > Loose pan seat

Interior > Bathroom > Wash basin > Crazing

Interior > Bathroom > Wash basin taps > Leakage at tap

Interior > Bedroom 1 > Ceilings & cornices > Cracking

Interior > Bedroom 1 > Floors > Out of level

Interior > Bedroom 1 > Doors and frames > Door frame out of square

Interior > Bedroom 1 > Doors and frames > Defective door hardware

Interior > Bedroom 2 > Ceilings & cornices > Cracking

Interior > Bedroom 2 > Ceilings & cornices > Nails popping

Interior > Bedroom 2 > Built in robe/cupboard > Door not closing

Interior > Bedroom 3 > Ceilings & cornices > Sagging

Interior > Bedroom 3 > Walls > Cracking - category 1

Interior > Bedroom 3 > Walls > Loose skirtings

Interior > Bedroom 3 > Floors > Gaps between the skirtings and walls

Interior > Bedroom 3 > Floors > Out of level

Interior > Bedroom 3 > Windows > Sash operation

Interior > Bedroom 4 > Walls > Cracking - category 0

Interior > Bedroom 4 > Floors > Floor board joints opened up with movement gaps

Interior > Cellar > Walls > Damp - lateral penetration

Interior > Dine > Ceilings & cornices > Sagging

Interior > Dine > Ceilings & cornices > Cracking

Interior > Dine > Ceilings & cornices > Paint flaking

Interior > Dine > Walls > Wallpaper peeling

Interior > Dine > Walls > Cracking - category 0

Interior > Dine > Floors > Floor board joints opened up and gaps visible

Interior > Kitchen > Ceilings & cornices > Sagging

Interior > Kitchen > Ceilings & cornices > Cracking

Interior > Kitchen > Walls > Cracking - category 1

Interior > Kitchen > Floors > Floor boards split

Interior > Kitchen > Floors > Out of level

Interior > Kitchen > Windows > Sash operation

Interior > Kitchen > Bench top > Sealant missing

Interior > Kitchen > Tiles > Cracked

Interior > Laundry > Ceilings & cornices > Paint flaking

Interior > Laundry > Walls > Cracking - category 1

Interior > Laundry > Walls > Damp - rising

Interior > Laundry > Floors > Cracked tiling

Interior > Laundry > Bench top > Sealant missing

Interior > Laundry > Trough cabinet/cupboard > Dented cabinet

Interior > Laundry > Tiles > Chipped

Interior > Laundry > Tiles > Grouting gapped

Interior > Laundry > Ventilation > Ceiling mould - inadequate ventilation

Interior > Lounge > Ceilings & cornices > Cracking

Interior > Lounge > Ceilings & cornices > Cornice damage

Interior > Lounge > Walls > Loose skirtings

Interior > Lounge > Walls > Cracking - category 1

Interior > Lounge > Floors > Out of level

Interior > Lounge > Floors > Squeaking

Interior > Lounge > Power points > Cracked

Interior > Passages > Ceilings & cornices > Cracking

Interior > Passages > Walls > Cracking - category 2

Interior > Passages > Walls > Roughly finished crack repairs

Interior > Passages > Floors > Damage

Interior > Separate WC > Walls > Damp - rising

Interior > Separate WC > WC Pan > Stained pan

Exterior > Front Elevation > Walling > Inadequate footing edge exposure

Exterior > Front Elevation > Walling > Cracking - category 2

Exterior > Front Elevation > Lintels > Missing lintels

Exterior > Front Elevation > Windows > Sealing/weather tightness

Exterior > Front Elevation > Windows > Caulk movement gaps around window frame to stop water or vermin entry into house

Exterior > Front Elevation > Windows > Window seals old and brittle

Exterior > Front Elevation > Windows > Missing screens

Exterior > Front Elevation > Windows > Cracked/broken glass

Exterior > Front Elevation > Sills > Loose sill tiles

Exterior > Front Elevation > Sills > Cracked sill tiles

Exterior > Front Elevation > Doors > Gapping between edge of frame & reveal

Exterior > Front Elevation > Under floor ventilation > Obstructed under floor vents

Exterior > Front Elevation > Patio/veranda > Cracked concrete

Exterior > Front Elevation > Patio/veranda > Porch brick piers rotated and lean over including posts on top of piers

Exterior > Front Elevation > Patio/veranda > Insufficient clearances under post bases

Exterior > Front Elevation > Perimeter paths > Cracking in concrete paths

Exterior > Front Elevation > Perimeter paths > No plastic -Place plastic between the paving and footing to reduce slab edge wetting to footing edge

Exterior > Rear Elevation > Walling > Inadequate footing edge exposure

Exterior > Rear Elevation > Walling > Cracking - category 2

Exterior > Rear Elevation > Walling > Walls patched due to wall cracks

Exterior > Rear Elevation > Lintels > Missing lintels

Exterior > Rear Elevation > Windows > Sealing/weather tightness

Exterior > Rear Elevation > Windows > Caulk gaps around the frame to stop water or vermin entry into the house

Exterior > Rear Elevation > Windows > Missing screens

Exterior > Rear Elevation > Sills > Cracked sill tiles

Exterior > Rear Elevation > Sills > Loose sill tiles

Exterior > Rear Elevation > Under floor ventilation > Obstructed under floor vents

Exterior > Rear Elevation > Perimeter paths > Inadequate grade in path

Exterior > Rear Elevation > Perimeter paths > Cracking in concrete paths

Exterior > East Elevation > Walling > Damp course breached

Exterior > East Elevation > Walling > Cracking - category 1

Exterior > East Elevation > Walling > Inadequate footing edge exposure

Exterior > East Elevation > Lintels > Missing lintels

Exterior > East Elevation > Windows > Missing screens

Exterior > East Elevation > Windows > Sealing/weather tightness

Exterior > East Elevation > Windows > Gapping between edge of window & reveal

Exterior > East Elevation > Sills > Cracked sill tiles

Exterior > East Elevation > Sills > Loose sill tiles

Exterior > East Elevation > Perimeter paths > Heave/subsidence in path

Exterior > East Elevation > Perimeter paths > Inadequate grade in path

Exterior > West Elevation > Walling > Inadequate footing edge exposure

Exterior > West Elevation > Lintels > Missing lintels

Exterior > West Elevation > Windows > Missing screens

Exterior > West Elevation > Sills > Loose sill tiles

Exterior > West Elevation > Sills > Cracked sill tiles

Exterior > West Elevation > Doors > Frames damaged

Exterior > West Elevation > Doors > Damaged screens

Exterior > West Elevation > Under floor ventilation > Obstructed under floor vents

Exterior > West Elevation > Perimeter paths > Inadequate grade in path

Exterior > West Elevation > Perimeter paths > Cracking in concrete paths

Exterior > West Elevation > Perimeter paths > Gapping between path & footing edge

Exterior > Other Features > Plumbing > Vent corroded

Exterior > Other Features > Plumbing > Vent holed

Exterior > Other Features > Electrical > Seal gaps between the power board and the wall with sealant

Exterior > Other Features > Electrical > Place silicone around the power points and light fittings outside

Exterior > Other Features > Electrical > Surge protection not fitted

Roof > Roof Exterior > Roof tiles > Moss and lichen growth on roof tiles

Roof > Roof Exterior > Roof tiles > Roof tiles have been coated and coating is in good condition

Roof > Roof Exterior > Roof tiles > Cement bedding mortar to hips and ridge roof tiles has minor cracks

Roof > Roof Exterior > Roof tiles > Some roof tiles need re-seating

Roof > Roof Exterior > Flashings > Splits in lead flashing sheet

Roof > Roof Exterior > Flashings > Incompatible flashing materials used on coated steel roof sheeting

Roof > Roof Exterior > Flashings > No flashing at gable

Roof > Roof Exterior > Valleys > Corrosion in valleys

Roof > Roof Exterior > Guttering > No gutter leaf guards installed

Roof > Roof Exterior > Guttering > Corrosion in gutters

Roof > Roof Exterior > Eaves > Eaves cladding sagged

Roof > Roof Exterior > Fascias > Fascia painting warranted

Roof > Roof Exterior > Fascias > Fascias split - paint

Roof > Roof Exterior > Barges & gables > Timbers weathered

Roof > Roof Exterior > Chimney > Masonry chimney mortar weathered - needs repainting

Roof > Roof Exterior > Chimney > Evidence of leakage at flashing

Roof > Roof Exterior > Vents and flues > Corroded

Roof > Roof Exterior > Vents and flues > Flue cowl missing

Roof > Roof Void > Roof covering > Sarking not present under low pitch roof tiles

Roof > Roof Void > Roof framing > Split strut

Roof > Roof Void > Roof framing > Cracked underpurlin

Roof > Roof Void > Roof framing > Collar ties broken

Roof > Roof Void > Items in roof space > Leaf litter noted - seal voids to stop leaf litter penetrating roof space

Roof > Roof Void > Items in roof space > Old hot water unit in the roof space

Roof > Roof Void > Items in roof space > Roof space cluttered with stored items

Roof > Roof Void > Sarking > No sarking in roof - (Foil as a vapour barrier and insulation)

Roof > Roof Void > Roof insulation > No roof vent - Install if a low roof pitch to keep summer temperatures down

Roof > Roof Void > Roof insulation > Insulation to part of roof space

Roof > Roof Void > Roof insulation > Roof insulation is old and compacted - Not effective as an insulator

Site > Site Management > Surface water > No grates or spoon drains noted to divert water away from the house

Site > Site Management > Surface water > Ground slopes towards building & no provision for drainage

Site > Site Management > Trees > Tree moisture demands to manage

Site > Site Management > Trees > Gutter & roof cleaning necessary to clear tree debris

Site > Tanks > Rain water tank > Tank overflow not drained away from the building

Site > Tanks > Rain water tank > Tank not plumbed to the house

Site > Tanks > Rain water tank > Tank stand corroded

Site > Tanks > Rain water tank > Corrosion in tank

Site > Vehicle facilities > Drive > No grate at the base of the driveway to collect stormwater running towards the house

Site > Vehicle facilities > Drive > Cracked drive concrete

Site > Vehicle facilities > Drive > Trip hazard

Site > Vehicle facilities > Carport > No walls

Site > Vehicle facilities > Carport > Cracked flooring

Site > Vehicle facilities > Garage > Cracked flooring

Site > Vehicle facilities > Garage > Corroded framing

Site > Vehicle facilities > Garage > Corroded cladding

Site > Vehicle facilities > Garage > Uneven flooring

Site > Retaining walling > Walls supporting other structures > Materials deteriorated

Site > Retaining walling > Walls supporting other structures > No provision for drainage behind walling

Site > Retaining walling > Walls supporting other structures > Cracking

Site > Grounds > Property fencing > Soils against fence causing damage

Site > Grounds > Property fencing > Fence bottom rail in contact with ground - pull back soil to reduce chance of corrosion

Site > Grounds > Property fencing > Corroded fencing

Site > Grounds > Property fencing > Fence posts and rails are split

Site > Grounds > Property fencing > Rotted fencing

Site > Grounds > Property fencing > Missing fencing

SH - Safety Hazard

Interior > Bathroom > Light switches > Switch plate cracked/split

Interior > Bathroom > Power points > Cracked

Interior > Bathroom > WC Pan > Pan wobbles on floor - Loose on floor - regrout back down

Interior > Bedroom 2 > Power points > Cracked

Exterior > Rear Elevation > Perimeter paths > Trip hazard

Exterior > East Elevation > Perimeter paths > Trip hazard

Exterior > West Elevation > Perimeter paths > Trip hazard

Exterior > Other Features > Electrical > Wire fuses only - install circuit breakers when funds permit

Exterior > Other Features > Electrical > Safety switch not fitted

Roof > Roof Exterior > Chimney > Loose masonry in chimney

Roof > Roof Void > Roof wiring > Cracked electrical relay

Site > Site Management > Trees > Tree roots have heaved paths

Site > Site Management > Trees > Trees overhang roof - cut back to stop leaf litter entering into gutters

Site > Grounds > Pathways > Subsidence

Features not assessed

- Sub-Floor > Sub-Floor Space

Conclusions

The incidence of Major defects in this Residential Building, in comparison to the average condition of similar buildings of approximately the same age that have been reasonable well maintained, is considered: Below average

The incidence of Minor defects in this Residential Building, in comparison to the average condition of similar buildings of approximately the same age that have been reasonable well maintained, is considered: Average

Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: Below average.

There are a number of different items that will need to be repaired including the rising damp damage to the walls in the house.

Please Note: This is a general appraisal only and cannot be relied upon on its own - the report must be read in its entirety.

Explanation of Conditions:

HIGH: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

ABOVE AVERAGE: The overall condition is above that consistent with dwellings of approximately the same age and construction.

Most items and areas are well maintained and show a reasonable standard of workmanship when compared with building of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

BELOW AVERAGE: The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring

major repairs or reconstruction of major building elements.