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Provided By



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Report Information

Client Information

Client Name Joni Cassano
 Email joni@sisenoritaforster.com.au

Inspection Information

Report/Agreement # 15072407414764
 Inspection Date: 22 Jul 2024
 Inspection Time: 08:50 AM

Building Inspection

The Scope of the Inspection: This report Complies with Australian Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C" and with AS 4349.3-2010 (Visual Timber Pest Inspection Report)

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non-transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Special Requirements: Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Changes to the Inspection Agreement: Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report

Areas to be Inspected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include.

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building

- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.

Visual Inspection Only

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 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 and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

Very Important note to the purchaser.

In the event that areas where access could not be gained ie: locked areas or rooms where physical access could not be gained, structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should be undertaken prior to a contract of sale becoming binding. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

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1. PROPERTY AND INSPECTION INFORMATION



3. EXTERIOR



2. INTERIOR



4. CONCLUSION

Summary Of Major Defects And Safety Hazards

Below Is A Summary Of Significant Items Requiring Immediate Action.

Section	Location	Name	Comment
EXTERIOR	CLADDING	Cladding	Loose sheet will need repair to ensure water tightness.

Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
INTERIOR	BATHROOM	Windows	Fly screens/s need refitting to restore correct function
INTERIOR	GARAGE	Walls	Water damage/staining may need repair and re-finish to restore appearance
INTERIOR	GARAGE	Flooring	Minor concrete cracking, not considered significant, may need repair to restore appearance
INTERIOR	KITCHEN	Door	Sliding door wheels on the screen door need adjusting or replacement to ensure correct function and operation
INTERIOR	LAUNDRY	Door	Rusty door handle will need repairs to prevent further corrosion .
INTERIOR	LAUNDRY	Painting	Minor touch up repairs are needed to restore appearance
INTERIOR	LAUNDRY	Splashbacks	Splash backs need resealing to ensure watertightness
INTERIOR	STAIRWELL	Door	The front door needs minor repairs to seal from the weather
INTERIOR	STUDIO	Walls	Minor lining damage or imperfections may need repair to improve appearance
INTERIOR	TOILET With SHOWER	Door	Latch/striker will need adjustment to restore correct function
INTERIOR	TOILET With SHOWER	Taps	Shower spout is partially blocked and will need repair to restore correct function
EXTERIOR	CLADDING	Mouldings	Moulding/s need/s minor typical maintenance repairs to restore appearance
EXTERIOR	CLADDING	Mouldings	Rusty flashings on the Eastern side will need repair to restore integrity and function
EXTERIOR	CLADDING	Steps & Stairs	Minor cracking and/or separation in concrete steps, whilst not considered significant we recommend this should be monitored annually for further movement
EXTERIOR	MASONARY WALLS	Damp Damage	Minor damp staining was noted at ground level, however this should be monitored during wet periods
EXTERIOR	SITE	Paths/ Driveways	Minor typical cracking only, not considered significant
EXTERIOR	SITE	Boundary Fences/Gates	Some components on the timber fences are leaning, missing or rotting and will need repair or replacing to restore Integrity
EXTERIOR	UNDERFLOOR SPACE	Bearers/Joists	Steel bearers show signs of rusting and will need treatment/ painting to prevent further corrosion
EXTERIOR	UNDERFLOOR SPACE	Dampness	Minor typical ground seepage was noted, not considered significant however I recommend this is monitored during and after wet periods



Weather at Inspection Area

Weather Conditions

The weather was fine and dry at the time of the inspection.

Property Information

Direction House Faces

The dwelling faces South for the purposes of this inspection report.

Building Type

The structure is a residential house.

Construction Type

The wall cladding is timber and fibrous cement weatherboard.

Roof Cladding

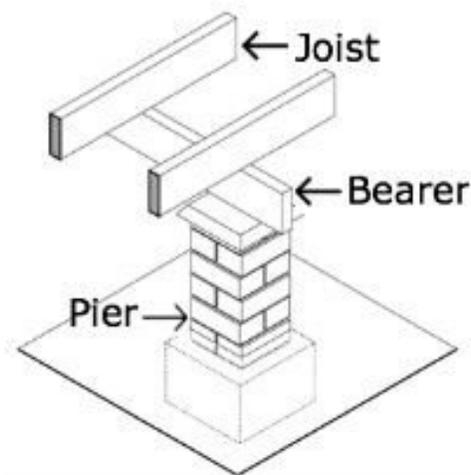
The roof is metal.

Roof Design

The roof is a pitched roof design.

Footings Type

Footings are brick piers with timber bearers and joists.



Storeys

Tri level dwelling.

Property Occupied

The property was not occupied.

Property Furnished

The property was fully furnished.

People Present

Pickup Keys

Access and Restrictions

Inspected Areas

Building exterior.
 Building interior.
 The garage.
 Roof Exterior
 The site.
 The sub-floor.

Area Where Inspection Was Restricted

Furniture and belongings restricted full visual inspection of the building interior.

Areas Not Inspected

The top storey roof due to height restrictions.
 The roof void due to design.

Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.



TERMS AND CONDITIONS

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 on 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.

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

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

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.

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.

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

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.



INTERIOR

BATHROOM

Overview



Door

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

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Fly screens/s need refitting to restore correct function



Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Vanity

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

Basin

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

Taps

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

Waste Traps

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

Splashbacks

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

Bath

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

Shower

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

Screen/Curtain

Nil. No screen or curtain was present at the time of inspection

Mirrors

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

Ventilation

Ok, The window & fan are provided adequate ventilation

BEDROOM 1**Overview****Door**

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

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its 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 its age

BEDROOM 2

Overview



Door

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

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its 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 its age

BEDROOM 3

Overview



Door

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

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its 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 its age

BEDROOM 4

Overview

**Door**

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

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its 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 its age

BEDROOM 5**Overview**



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

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

Ceiling
Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

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

Windows
No fly screen on one of the windows, may need fitting to prevent insect entry.

Painting
Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Other
Ceiling fan appears Ok

Robes
See Walk In Robes

ENSUITE

Overview



Door

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

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Vanity

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

Basin

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

Taps

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

Waste Traps

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

Splashbacks

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

Shower

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

Screen/Curtain

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

Mirrors

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

Ventilation

Ok, The window only is provided adequate ventilation

Cistern

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

Pan

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

GARAGE

Overview

Including steps



Door

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

Walls

Water damage/staining may need repair and re-finish to restore appearance



Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

Minor concrete cracking, not considered significant, may need repair to restore appearance

**Windows**

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

Painting

Painting and/or staining is not present at time of inspection

Vehicle Door/s

OK, the item described is performing its correct function as designed

HALL/PASSAGE**Door**

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

Walls

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

Ceiling

Ok, The ceiling is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Sidelight/s is OK and it's condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Other

Cupboards are OK

Steps are OK

KITCHEN**Overview**

Including dining



Door

Sliding door wheels on the screen door need adjusting or replacement to ensure correct function and operation

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

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

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Bench Tops

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

Doors, drawers & Cabinet

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

Sink

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

Taps

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

Waste Traps

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

Splashbacks

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

Fans

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

LAUNDRY

Overview



Door

Rusty door handle will need repairs to prevent further corrosion .



Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Minor touch up repairs are needed to restore appearance



Trough

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

Cabinet

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

Taps

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

Waste Traps

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

Splashbacks

Splash backs need resealing to ensure watertightness



Ventilation

Ok, The window only is provided adequate ventilation

LOUNGE ROOM

Overview



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

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

Ceiling
Ok, The ceiling is performing the function it was designed for and its condition is very typical for its age

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

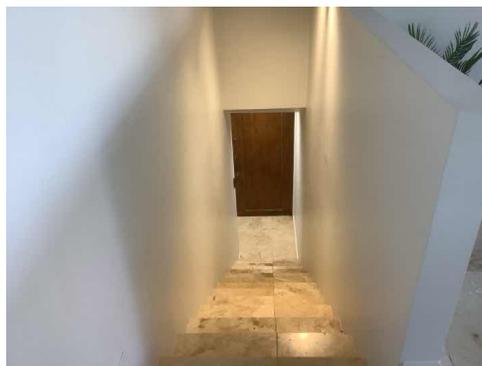
Windows
Ok, The window/s is performing the function it was designed for and its condition is very typical for its age

Painting
Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Other
Fire place not tested

STAIRWELL

Overview
Including Entry



Door

The front door needs minor repairs to seal from the weather

**Walls**

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Stringer

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

Handrails

Nil, the item described is not present at the time of inspection

Treads & Risers

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

STAIRWELL 2**Overview**



Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Stringer

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

Handrails

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

Balustrade

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

Treads & Risers

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

STUDIO

Overview



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

Walls
Minor lining damage or imperfections may need repair to improve appearance

Ceiling
Ok, The ceiling is performing the function it was designed for and its condition is very typical for its age

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

Windows
Ok, The window/s is performing the function it was designed for and its condition is very typical for its age

Painting
Ok, The painting is performing the function it was designed for and its condition is very typical for its age

STUDIO ENSUITE

Overview



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

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Basin

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

Taps

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

Waste Traps

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

Splashbacks

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

Shower

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

Screen/Curtain

Nil. No screen or curtain was present at the time of inspection

Ventilation

Ok, The window only is provided adequate ventilation

Cistern

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

Pan

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

STUDY**Overview**



Door

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

Walls

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

Ceiling

Ok, The ceiling is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s is performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Other

Cupboard and benchtop are OK

TOILET With SHOWER

Overview



Door

Latch/striker will need adjustment to restore correct function

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s are performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Vanity

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

Basin

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

Taps

Shower spout is partially blocked and will need repair to restore correct function

Waste Traps

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

Splashbacks

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

Shower

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

Screen/Curtain

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

Mirrors

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

Ventilation

Ok, The window only is provided adequate ventilation

Cistern

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

Pan

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

WC TOILET with SINK**Overview**

**Door**

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

Walls

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

Ceiling

Ok, The ceiling/s is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Other

Exhaust fan appears to be OK

Basin

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

Taps

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

Waste Traps

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

Cistern

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

Pan

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

WALK IN ROBE**Walls**

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

Ceiling

Ok, The ceiling is performing the function it was designed for and its condition is very typical for its age

Flooring

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

Windows

Ok, The window/s is performing the function it was designed for and its condition is very typical for its age

Painting

Ok, The painting is performing the function it was designed for and its condition is very typical for its age

Other

Cupboards are OK



EXTERIOR

CLADDING

Cladding

Loose sheet will need repair to ensure water tightness.



Painting

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

Damp Damage

NIL, No evidence of damp damage was found

Mouldings

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

Rusty flashings on the Eastern side will need repair to restore integrity and function



Deck/s, Balconies, Alfresco, Patios & Ramps

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



Verandah/s, Pergola/s

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

Handrails

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

Steps & Stairs

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



Windows Exterior

On visual inspection, the general condition of the windows is serviceable for the age

MASONARY WALLS

Bricks Fretting

NIL, All bricks/blocks appear to be in acceptable condition for their age

Mortar Eroding

NIL, All mortar joints appear to be in acceptable condition for their age

Cracking

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

Differential Movement

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

Damp Damage

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

ROOF EXTERIOR

Overview



Cladding

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

Fascia/Barge Boards

Ok the fascia boards/barge boards are performing the function it was designed for and its condition is very typical for its age

Gutters/Downpipes

Ok, guttering and down pipes appear ok, however these should be cleaned and monitored regularly

Flashings

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

Soffit/Eaves

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

Skylights

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

Vents

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

Flues

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

SITE

Overview



Water Tank/s

Water tank/s under the house appear to be ok

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 its age

Clothes Line

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

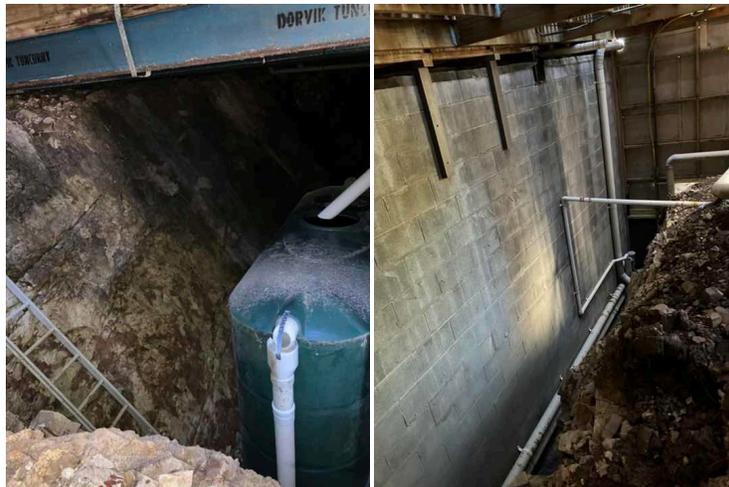
Boundary Fences/Gates

Some components on the timber fences are leaning, missing or rotting and will need repair or replacing to restore Integrity



UNDERFLOOR SPACE

Overview



Flooring

The flooring is performing the function it was designed for and its condition is very typical for its age

Bearers/Joists

Steel bearers show signs of rusting and will need treatment/painting to prevent further corrosion

Piers/Stumps

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

Dampness

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

Drainage

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

Cracked or Leaking Pipes

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

Ventilation

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

Debris

NIL, No significant debris in this area



CONCLUSION

Condition Of Inspected Structure

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

No visible defects found at the time of the inspection, however this should be monitored closely annually

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

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

In my opinion this property has been well maintained and is above average, relative to similar properties of approximately the same age that have been reasonably maintained.

OVERALL CONDITION

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition.

The Inspection and Report was carried out by: Graeme McGechan

Contact the Inspector on: 61026522882

For and on Behalf of: Independent Property Mid North Coast

