



## Visual Building Inspection Report

**Commissioned By: Mr J Blogg**

**Purchaser: Mr David Smith**

**Property Inspected: 2 Sample St SAMPLE**



This Report is provided by VIRTUOSO Consulting Services ABN 53 6995 214 80

### **Contact the Inspector**

Please feel free to contact the inspector Steve Ayoub on 0425 848545 during business hours to discuss this report. Often it is very difficult in a written report to fully explain situations, problems, access difficulties, building faults or timber pest activity and/or damage in a manner that is readily understandable by the reader.

Should you have any difficulty in understanding anything contained in this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

# Brief Summary of Report

**Important Note:** This is a brief Summary of the following Report provided to allow a quick overview of the the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. This Summary must be read in conjunction with the entire Report and not in isolation from the Report.

If there should be any discrepancy between anything in this Summary and anything in the Report, the information in the Report shall override that of this Summary. In any event, should any aspect of this Report not be fully understood, you should contact the inspector BEFORE relying on this Report.

## Overall Condition of Property

### Major Defects in this Building

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

High: The frequency and/or magnitude of major defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

### Minor Defects in this Building

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

High: The frequency and/or magnitude of minor defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

### Overall Condition

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as below average. The building and/or its parts show some significant defects and/or very poor workmanship and/or long term neglect and/or defects requiring some major repairs or reconstruction of major building elements.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

**The Overall Condition ratings above are only a generalisation and must not be relied upon on their own. You MUST read the accompanying report in its entirety**

## Summary of Major Defects Detected

**Important note:** Any estimates provided are merely opinion 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 of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The inspector accepts no liability for any estimates provided throughout this Report and where they occur You agree to obtain and rely on independent quotations for the same work.

### ROOF SYSTEM EXTERNAL

#### Eaves, Fascias & Barge Boards

#### *Fascias & Bargeboards Type & Condition*

The overall condition of the fascias/bargeboards is poor. Severe wet rot decay is present to timber fascias or barge boards. Some replacement is required. The paint work is deteriorating and maintenance is required. Water damage/staining is present.

**Estimated Cost: \$ 1800,00.**



### BATHROOMS

#### Bathroom One

#### *Room Location*

Rear, Recommend full renovation.

**Estimated Cost: \$ 6800,00.**



### KITCHEN

#### Kitchen

#### *Kitchen Fixtures*

The condition of the fixtures is generally poor. Wet rot decay is present to cupboards. Wet rot decay is present to the bench top. Recommend full kitchen replacement.

**Estimated Cost: \$ 10 800,00.**



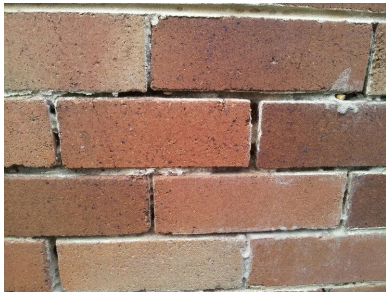
## EXTERIOR

### Walls

#### *Condition:*

The condition of the walls is generally poor. The mortar joints between brickwork is deteriorating and needs re pointing.

**Estimated Cost: \$ 1800,00.**



### Windows

#### *Condition:*

The condition of the exterior of the windows is generally poor. Putty in windows has deteriorated and requires attention. Moderate wet rot decay is present to window frames. Maintenance will be required.

**Estimated Cost: \$5 800,00.**



### Fences & Gates

#### *Fences Type & Condition:*

The fences are mainly constructed from timber and metal. The fences are generally in poor condition and repairs or replacement is required. Major wet rot or defects were noted to the wooden fences and major repairs are needed.

**Estimated Cost: \$ 2800,00.**



## **DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS**

### Verandah

#### *Construction & Condition*

Constructed from concrete or masonry. The general condition of this structure is poor. Repairs or maintenance is required.

**Estimated Cost: \$ 1300,00.**

## **SUBFLOOR**

### Ventilation

#### *Description:*

Due to the method of construction, we recommend fan forced ventilation be installed.

**Estimated Cost: \$ 2 800,00.**

## **FOOTINGS**

### Footings

#### *Type & Condition:*

The building is constructed on a combination of strip footings and piers. Evidence of minor subsidence was noted to the footings. This should be monitored over time and any increase referred to a Structural Engineer.

**Estimated Cost: \$ 3 800,00.**

## Summary of Minor Defects Detected

### SITE SERVICES

#### Water Lines & Pressure

##### *Details:*

The visible water lines are in copper pipe. Water hammer was noted. This can be rectified by the fitment of an anti water hammer device or the securing of loose water pipes.

**Estimated Cost: \$ 800,00.**

### ROOF SYSTEM EXTERNAL

#### External Roof

##### *Condition in Detail:*

The overall condition of the roof coverings is fair. The mortar bed to the ridge capping is cracked and requires re bedding and pointing. The flat concrete roof has minor cracks that could allow water penetration. This area should be monitored and if leaking occurs, referred to roofing experts for their assessment. Roof cover pitch minimal to rear exit.

**Estimated Cost: \$ 8 800,00.**

#### Eaves, Fascias & Barge Boards

##### *Eaves Type & Condition*

The eaves are lined with asbestos cement sheeting. Minor wet rot decay is present to timber eaves lining boards.

**Estimated Cost: \$ 1 200,00.**

### BEDROOMS

#### Bedroom One

##### *Walls Condition*

The condition of the walls is generally fair. Bulging was noted to wall surfaces. This may be the result of lack of adhesion to framing and re fixing is advised. Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

**Estimated Cost: \$ 800,00.**

##### *Windows Condition*

The condition of the windows is generally poor. Crack to glass panels.

**Estimated Cost: \$ 300,00.**



#### Bedroom Three

##### *Ceiling Condition*

The condition of the ceilings is generally fair. Mould was noted to the ceilings. The cause of this should be

investigated and rectified.

**Estimated Cost: \$ 1 100,00.**

#### *Walls Condition*

The condition of the walls is generally fair. Bulging was noted to wall surfaces. This may be the result of lack of adhesion to framing and re fixing is advised.

**Estimated Cost: \$ 1 000,00.**

## **ROOMS**

### Hall

#### *Floors Condition*

The condition of the floors is generally fair. Excessive movement was noted to timber floors. The cause of this should be further investigated.

**Estimated Cost: \$ 1 200,00.**

### Lounge Room

#### *Walls Condition*

Bulging was noted to wall surfaces. This may be the result of lack of adhesion to framing and re fixing is advised. Mould was noted to the walls. The cause should be investigated and rectified.

**Estimated Cost: \$ 800,00.**

#### *Doors Condition*

The condition of the doors is generally poor.

**Estimated Cost: \$ 300,00.**

#### *Floors Condition*

The condition of the floors is generally fair. Excessive movement was noted to timber floors. The cause of this should be further investigated.

**Estimated Cost: \$ 800,00.**

### Dining Room

#### *Floors Condition*

The condition of the floors is generally fair. Excessive movement was noted to timber floors. The cause of this should be further investigated.

**Estimated Cost: \$ 800,00.**

## **LAUNDRY**

### Laundry

#### *Ceiling Condition*

The condition of the ceilings is generally poor. Repairs are required to ceiling linings. Mould was noted to the ceilings. The cause of this should be investigated and rectified.

**Estimated Cost: \$ 900,00.**

#### *Walls Condition*

The condition of the walls is generally fair. Peeling paint was noted to some wall surfaces.

**Estimated Cost: \$ 500,00.**

#### *Doors Condition*

The condition of the doors is generally poor.

**Estimated Cost: \$ 300,00.**

*Tub & Taps*

The tub is loose and should be secured to the wall.

**Estimated Cost: \$ 180,00.**

**EXTERIOR**

Paths

*Type & Condition:*

The concrete paths have subsided in areas and will require repair.

**Estimated Cost: \$ 1800,00.**

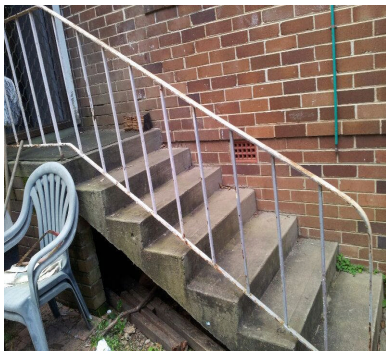


External Stairs

*Type & Condition*

The stairs are constructed primarily from concrete. The overall condition of the stairs is fair. Movement is evident to the railing. This will require maintenance/repair.

**Estimated Cost: \$ 800,00.**



**DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS**

Verandah

*Defects or Maintenance Items*  
support posts deflection.

**Estimated Cost: \$ 1300,00.**





## **SUBFLOOR**

### Wood decay damage

#### *Description*

Minor wood decay damage was noted.

**Estimated Cost: \$ 400,00.**

### Other Defects or Issues

#### *Details:*

A number of piers have subsided and require re packing or re building. Leaks or cracks were noted in the drainage pipes under the bathroom and should be repaired by a licensed plumber.

**Estimated Cost: \$ 2800,00.**

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# VISUAL BUILDING INSPECTION REPORT

## Client & Site Information:

**COMMISSIONED BY:**

Mr J Blogg.

**DATE OF INSPECTION:**

31/07/2011.

**PURCHASER:**

Mr David Smith.

**PROPERTY ADDRESS:**

2 Sample St SAMPLE.

**REPORT NO:**

VCS-12-1013B.

**PERSONS IN ATTENDANCE**

Purchaser was present at time of Inspection. Agent was present at time of Inspection.

**INSPECTOR**

Mr Steve Ayoub  
BBCM (Hons) UNSW

**IMPORTANT NOTE:**

This report should not be relied upon if the contract of sale becomes binding more than 30 days after the date of the initial inspection. A re inspection beyond this period is essential.

**PURPOSE OF THIS REPORT:**

Visual Pre Purchase Building Inspection in accordance with AS4349.1.

**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 Agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek further clarification prior to committing to the property.

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

***This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.***

***Part 1: Pre Purchase Inspections - Residential Buildings***

***If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.***

***If the property is part of a Strata or Company Title - Appendix B of the Standard applies.***

***Important Information:*** Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

***The Purpose of the Inspection:*** The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

***The Scope of the Inspection:*** The inspection comprised 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. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

*If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.*

***Acceptance Criteria:*** The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

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

**Changes to the Inspection Agreement:** 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 that agreement (if applicable) and the scope of this inspection report.

### Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

### Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

**Roof Interior** - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

**Roof Exterior** - Must be accessible from a 3.6m ladder placed on the ground.

### Property Description:

**Building type:**

Single storey dwelling.

**External walls constructed from:**

Single brick:

**Roof Construction:**

The roof is of pitched construction.

**Roof Covering:**

Concrete tiles:

**Internal walls covered with:**

Fibrous plaster:

**Internal ceilings covered with:**

Plasterboard:

**Windows are constructed from:**

Timber:

**Footings:**

The building is constructed on strip footings and piers.

**Estimate Building Age:**

Between 50 and 70 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

### Overall Condition of Property

**Major Defects in this Building:**

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

**High:** The frequency and/or magnitude of major defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

**Minor Defects in this Building:**

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the

same age and construction and that have been reasonably maintained is considered to be:

**High:** The frequency and/or magnitude of minor defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

**Overall Condition:**

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **below average**. The building and/or its parts show some significant defects and/or very poor workmanship and/or long term neglect and/or defects requiring some major repairs or reconstruction of major building elements.

**Important Note:** The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

*Important Note: This is only a general overview of the property and must not be relied upon on its own. You MUST read the report in its entirety.*

*The purpose of this inspection is to provide advice to the Client regarding the overall condition of the property at the time of the inspection. The inspection is a visual assessment only of the property to identify major defects and to form an opinion regarding the condition of the property at the time of inspection.*

*Any Summary within this Report regardless of its placement in the Report is supplied to allow a quick overview of the inspection results. These Summary items are NOT the Report and cannot be relied upon on their own. Any Summary MUST be read in conjunction with the entire Report and not in isolation from the Report. If there should be any discrepancy between anything in the Report and anything in a Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector BEFORE relying on this Report.*

**Summary of Areas Inspected:**

**Details:**

Roof void: Internal area: Subfloor area: Car space: External area:

**Note:** *The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a more complete report to be submitted.*

**Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.**

**Summary of Areas where Inspection was Impaired:**

**Roof void:**

Various areas of the roof void:

**Furnished Properties:**

**Was the property furnished at the time of inspection?**

Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

**Weather Conditions:**

**Recent Weather Conditions:**

Dry.

**Weather Conditions on the Day and at the Time of Inspection:**

Dry.

## SITE SERVICES

**ASBESTOS CONDITIONS**

**Possible Asbestos Items:**

- Eaves lining.

**Hot Water Service**

**Hot water service is provided by:**

Gas hotwater system: Instantaneous: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

### Hot Water Service Cont...

**Age of Unit**

We were unable to determine the age of the unit.

### Water Lines & Pressure

**Details:**

The visible water lines are in copper pipe. Water hammer was noted. This can be rectified by the fitment of an anti water hammer device or the securing of loose water pipes.

*Switchboard is fitted with the following circuite:*

### Services Available

**Sewer**

Yes.

**Septic System**

No.

**Electricity**

Yes.

**Cable TV**

No.

**Satellite**

No.

**Gas**

Yes.

**Water**

Yes.

**Telephone**

Yes.

**Air Conditioning**

No.

**Alarm**

No.

*Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.*

### Access Restrictions

**Roof Space Inspected:**

Part Visual Inspection.

**Roof Cover Inspected:**

Part Visual Inspection.

**Sub Floor Inspected:**

Part Visual Inspection.

### Areas Inspected

**Areas Inspected**

Bathroom, Laundry, Kitchen, Three Bedrooms, Lounge, Dining, Hallway, Verandah.

## ROOF SYSTEM EXTERNAL

*The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.*

### External Roof

**Roof Style:**

The roof is of pitched style construction.

**Roof is covered with:**

concrete tiles.

**Roof Access Limitations:**

The roofing materials were viewed from a distance only. It should be noted that when roofing cannot be inspected in detail, other associated aspects of the roofing are also often not inspected in detail. These may include items such as gutters, eaves, flashings, chimneys and other items that would require a detailed and close inspection of the roof surface.

**Condition in Detail:**

The overall condition of the roof coverings is fair. The mortar bed to the ridge capping is cracked and requires re bedding and pointing. The flat concrete roof has minor cracks that could allow water penetration. This area should be monitored and if leaking occurs, referred to roofing experts for their assessment. Roof cover pitch minimal to rear exit.

**Flashings**

**Type and Condition**

Flashing material is of lead. Flashings appear to be in serviceable condition.

**Gutters & Downpipes**

**Type & Condition**

Appear to be in serviceable condition. Leaves and debris are present in gutters. These should be cleared.

**Eaves, Fascias & Barge Boards**

**Eaves Type & Condition**

The eaves are lined with asbestos cement sheeting. Minor wet rot decay is present to timber eaves lining boards.

**Fascias & Bargeboards Type & Condition**

The overall condition of the fascias/bargeboards is poor. Severe wet rot decay is present to timber fascias or barge boards. Some replacement is required. The paint work is deteriorating and maintenance is required. Water damage/staining is present.



**ROOF SYSTEM INTERNAL**

**Restrictions - Roof Interior**

**Inspection Restrictions:**

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

**Roof Framing**

**Roof Supports - Type and Condition:**

The cut and pitched roof timbers appear to provide adequate support.

**Insulation & Sarking**

**Sarking Status:**

No Sarking present at the of inspection.



## BEDROOMS

### Bedroom One

**Room Location**

Front.

**Restrictions**

Inspection within this room was restricted by stored goods.

**Ceiling Condition**

The condition of the ceilings is generally fair.

**Walls Condition**

The condition of the walls is generally fair. Bulging was noted to wall surfaces. This may be the result of lack of adhesion to framing and re fixing is advised. Minor settlement cracks in walls. Crack opening width greater than 1.0mm<w<5.0mm. Periodic maintenance may be required.

**Windows Condition**

The condition of the windows is generally poor. Crack to glass panels.

**Doors Condition**

The condition of the doors is generally fair.

**Floors Condition**

The condition of the floors is generally fair.

### Bedroom Two

**Room Location**

Front.

**Restrictions**

Inspection within this room was restricted by stored goods.

**Ceiling Condition**



The condition of the ceilings is generally fair.

**Walls Condition**

The condition of the walls is generally fair.

**Windows Condition**

The condition of the windows is generally fair.

**Doors Condition**

The condition of the doors is generally fair.

**Floors Condition**

The condition of the floors is generally fair.

**Bedroom Three****Room Location**

Rear.

**Restrictions**

Inspection within this room was restricted by stored goods.

**Ceiling Condition**

The condition of the ceilings is generally fair. Mould was noted to the ceilings. The cause of this should be investigated and rectified.

**Walls Condition**

The condition of the walls is generally fair. Bulging was noted to wall surfaces. This may be the result of lack of adhesion to framing and re fixing is advised.

**Windows Condition**

The condition of the windows is generally poor.

**Doors Condition**

The condition of the doors is generally poor.

**Floors Condition**

The condition of the floors is generally fair.

**ROOMS****Hall****Room Location**

Front.

**Ceiling Condition**

The condition of the ceilings is generally fair.

**Walls Condition**

The condition of the walls is generally fair.

**Floors Condition**

The condition of the floors is generally fair. Excessive movement was noted to timber floors. The cause of this should be further investigated.

**Linen Cupboard**

Linen cupboard is generally in a fair condition.

**Lounge Room****Room Location**

Front.

**Restrictions**

Inspection to the upperside of flooring was restricted by rugs.

**Ceiling Condition**

The condition of the ceilings is generally fair.

**Walls Condition**

Bulging was noted to wall surfaces. This may be the result of lack of adhesion to framing and re fixing is advised. Mould was noted to the walls. The cause should be investigated and rectified.

**Windows Condition**

The condition of the windows is generally poor.

**Doors Condition**

The condition of the doors is generally poor.

**Floors Condition**

The condition of the floors is generally fair. Excessive movement was noted to timber floors. The cause of this should be further investigated.

**Dining Room**

**Room Location**

Rear.

**Restrictions**

Inspection within this room was restricted by stored goods.

**Ceiling Condition**

The condition of the ceilings is generally fair.

**Walls Condition**

The condition of the walls is generally fair.

**Floors Condition**

The condition of the floors is generally fair. Excessive movement was noted to timber floors. The cause of this should be further investigated.

**BATHROOMS**

*Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.*

**Bathroom One**

**Room Location**

Rear, Recommend full renovation.



**Restrictions**

Inspection within this room was restricted by stored goods.

**Ceiling Condition**

The condition of the ceilings is generally poor.

**Walls Condition**

The condition of the walls is generally poor.

**Windows Condition**

The condition of the windows is generally poor.

**Doors Condition**

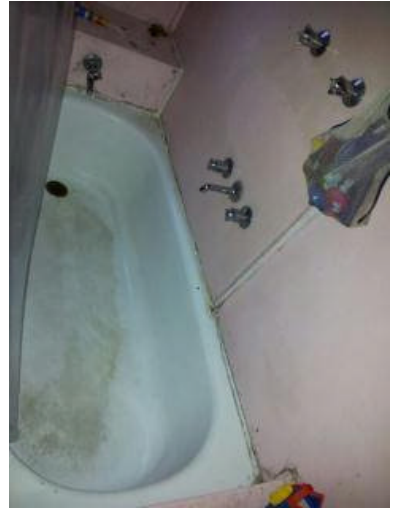
The condition of the doors is generally poor.

**Floors Condition**

The condition of the floors is generally poor.

**Shower/Bath Condition**

The shower is located over the bathtub. Water penetration from this shower is occurring and suitable waterproofing methods should be used.



**Tiles**

The condition of the tiles is generally poor. Some drummy, loose or cracked tiles were noted to this area.

**Basin & Taps:**

The basin & cabinets appear serviceable.

**Toilet Condition**

The toilet pan is loose at the floor and needs to be re-set.

## KITCHEN

### Kitchen

**Room Location**

Rear.

**Restrictions**

Inspection within this room was restricted by stored goods.

**Ceiling Condition**

The condition of the ceilings is generally fair.

**Walls Condition**

The condition of the walls is generally fair.

**Windows Condition**

The condition of the windows is generally poor.

**Floors Condition**

The condition of the floors is generally fair.

**Kitchen Fixtures**

The condition of the fixtures is generally poor. Wet rot decay is present to cupboards. Wet rot decay is present to the bench top. Recommend full kitchen replacement.



## LAUNDRY

### Laundry

**General condition of area**

This area is generally in poor condition.

**Room Location**

Rear.

**Restrictions**

Inspection within this room was restricted by stored goods.

**Ceiling Condition**

The condition of the ceilings is generally poor. Repairs are required to ceiling linings. Mould was noted to the ceilings. The cause of this should be investigated and rectified.

**Walls Condition**

The condition of the walls is generally fair. Peeling paint was noted to some wall surfaces.

**Windows Condition**

The condition of the windows is generally poor. Paintwork has deteriorated and maintenance is required. The windows show signs of age and weathering.

**Doors Condition**

The condition of the doors is generally poor.

**Floors Condition**

The condition of the floors is generally fair.

**Tub & Taps**

The tub is loose and should be secured to the wall.

**Floor Waste**

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.

**EXTERIOR**

**Walls**

**External walls constructed from:**

brick veneer.

**Condition:**

The condition of the walls is generally poor. The mortar joints between brickwork is deteriorating and needs re pointing.



**Position/Location:**

Rear elevation, Right hand side elevation, Left hand side elevation.

**Weepholes:**

No weep holes were observed.

**Lintels**

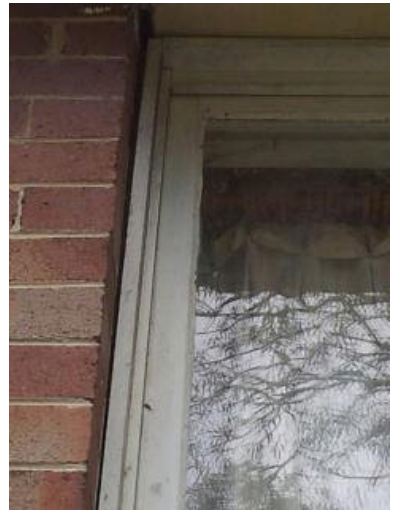
**Type & Condition**

The condition of the lintels is generally fair.

**Windows**

**Condition:**

The condition of the exterior of the windows is generally poor. Putty in windows has deteriorated and requires attention. Moderate wet rot decay is present to window frames. Maintenance will be required.



## Fences & Gates

### Fences Type & Condition:

The fences are mainly constructed from timber and metal. The fences are generally in poor condition and repairs or replacement is required. Major wet rot or defects were noted to the wooden fences and major repairs are needed.



### Wood Decay

Moderate wood decay damage was noted.

## Paths

### Type & Condition:

The concrete paths have subsided in areas and will require repair.



## External Stairs

### Type & Condition

The stairs are constructed primarily from concrete. The overall condition of the stairs is fair. Movement is evident to the railing. This will require maintenance/repair.



*The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.*

## DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

### Verandah

**Position/Location:**

Front elevation.

**Construction & Condition**

Constructed from concrete or masonry. The general condition of this structure is poor. Repairs or maintenance is required.

**Defects or Maintenance Items**

support posts deflection.



## SUBFLOOR

### Restrictions

**Restrictions/description:**

Crawl space below the area(s) listed below was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Where inspection is limited, evidence of timber pest attack may be present but not identified within this report. See Section 3.0 - Invasive Inspection.

**Below the following location or area**

Rhs.

### Wood decay damage

**Description**

Minor wood decay damage was noted.

**Affected subfloor timbers**

Bearers: Floor joist/s:

**Below the following location or area**

Bathroom:

### Ventilation

**Description:**

Due to the method of construction, we recommend fan forced ventilation be installed.

**Other Defects or Issues**

**Details:**

A number of piers have subsided and require re packing or re building. Leaks or cracks were noted in the drainage pipes under the bathroom and should be repaired by a licensed plumber.

**FOOTINGS**

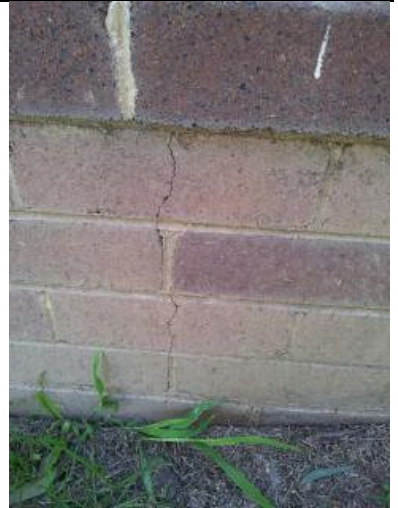
**Footings**

**Footings:**

timber floor with strip footings and brick piers.

**Type & Condition:**

The building is constructed on a combination of strip footings and piers. Evidence of minor subsidence was noted to the footings. This should be monitored over time and any increase referred to a Structural Engineer. 1.



**OUTBUILDINGS**

**Outbuilding A**

**Type of Outbuilding**

Metal garden shed:

**General Condition:**

The structure is generally in a fair condition.

*Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.*

**End Of Report**

**End Of Report**

