The Property Inspectors

Residential Pre-Purchase Building Inspection Report

Complies with Australian Standard AS 4349.1-2007
Inspection of Buildings Part 1: Pre-Purchase
Inspections Residential Buildings - Appendix C

Client: BresicWhitney
Property Address: 120 Womerah Avenue Darlinghurst
Date of inspection: 27/10/2016

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DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:

IMPORTANT

The information on this page is important and must be read before looking at the accompanying report.

You should not rely on this report if you wish to purchase the property.

This Report has been prepared for the Client, as listed on the cover page of this report, and for the exclusive use of the Client only.

Accordingly you should not rely upon this document if you intend to purchase the property to which it relates.

In receiving or viewing this report you are acknowledging that you will not rely upon it if you intend to purchase the property. If you require information contained in this report you should seek out and commission the completion of your own report. In that regard, The Property Inspectors can supply a report that you can rely upon. Please see our website: www.thepropertyinspectors.com.au if you wish to purchase such a report. Alternatively, you can arrange for another contractor to provide you with a report.

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Results of Building Inspection - Summary

A Summary of the inspection is below:

	Found	Not Found
Safety Hazard	✓	
Major Defect		✓
Minor Defect	✓	

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Above Average.

Results of Pest Inspection - Summary

Were active subterranean termites (live specimens) found?	**No - Read the Report in Full**
Was visible evidence of subterranean termite workings or damage found?	**No - Read the Report in Full**
Was visible evidence of borers of seasoned timber found?	**No - Read the Report in Full**
Was evidence of damage caused by wood decay (rot) fungi found?	**Yes - Read the Report in Full**
Are further inspections recommended?	**Yes - Read the Report in Full**
Were any major safety hazards identified?	**No - Read the Report in Full**
At the time of the inspection, the DEGREE OF RISK of subterranean termite infestation was considered to be	**Medium**

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Conclusion & Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this buiding 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 incidence of Major Defects in this Residential Building as compared with similar Buildings is considered:

None

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered:

Low

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

Above Average

Overall Condition Comments:

Structurally this home is in very good condition

The balconies should be made compliant, as the handrails are just below regulation height, this is a quick and easy fix for anyone wher

Manholes should be created in the ground floor timber floor so that service contractors and pest contractors can service the sub floor area quickly and easily

Expansion joints should be installed within the timber floor boards to allow movement within the floor without compromising the structural integrity of the timber floor

Overall, this home represents well and it appears to be well maintained over the course of time

I see little to no risk for a purchaser to purchase this home in its current condition

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

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This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in this Report and anything in this summary, the information in the report shall override that in this summary.

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Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings.

Inspection Agreement - 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.

Purpose of 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).

Important Information and Disclaimer

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 Pre-Purchase Building Inspection Report, 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 extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or 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. 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. This 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. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

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Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, 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.

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.

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 15m 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 (excluding swimming pool fences) ; surface water (drainage effectiveness)

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

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- 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.
- 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.

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.

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 & a structural engineer carry out an assessment of the structural integrity of the property.

This report is limited to (unless otherwise noted) the main structure on the site and no other building, structure or outbuilding within 5m of the main structure and within the site boundaries including fences.

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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.

Dimensions for Reasonable Access

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.

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Part 2: General Comments and Weather Observations

Weather conditions at the time of inspection	**Clear & sunny**
Recent weather conditions	**Clear & sunny**
Date & time report was complete	**27 October 2016 2:22 PM**
Is the building furnished?	**Yes (Normal level of furniture and belongings found within the property)**
Did the inspector access all areas of the property? e.g. Were there excess belongings within the Garage, or Storeroom, or Was the Sub Floor Area, Roof Space, Roof Tile/Roof Sheeting/Roof Plumbing, Laundry, Shed, Garage, Under the Stairwell, able to be inspected?	**No**

Area : Sub floor area has no access hatch

Roof void is filled with vendors belongings

Roof over the second floor was not inspected due to height restrictions

Due to excess clothing, furniture/belongings present at the time of the inspection, or no access to the rooms/spaces, which room(s) or spaces/ areas have NOT been inspected in full and are excluded from this report?	**No access to the roof void due to a flat metal roof, No access to the roof tiles/roof sheets/roof plumbing due to height restrictions (Greater than 3.6 metre fall from the roof), No access to the sub floor area due to no access hatch found at the time of the inspection meeting Australian Standards access regulations**
This report was commissioned by the?	**Real Estate Agent Office**
We assume the property is occupied by?	**Vendor**

Part 3: Description of Building

Type of Building	**Residential**
Style of Building	**Victorian**
Type of Structure	**Semi/Terrace (Attached) shares both common party walls**
Number of Storeys	**Three Storey**
Approx Age of "Original Building" You must do your own investigation to confirm the age of the	**One hundred to one hundred and fifty years old**

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No Home Owners Warranty is available for this property if it's older than six years old

Your solicitor must do their own investigation to confirm if this is the case or not (we only assume the age of the house)

If renovation works have been completed within the past six years and the contract sum was above $20K you will then have the right to request a copy of the Home Owners Warranty Insurance Policy that belongs to the property and the works carried out.

We strongly recommend that you request a certificate of currency of the Home Owners Warranty Policy to be supplied by the Builder/Developer/Owner Builder prior to the settlement of this property

Department Of Fair Trading guidelines make Builders, Owner Builders or Developers provide the consumer/the owner of the property a warranty for the period of two years and or six years against all defects from the date of the Practical Completion of the project

Roof Covering	**Colourbond Steel, Glass Roof**
Roof Frame	**Timber Hand Pitched Roof**
Roof Pitch (approximate degree of steepest roof pitch)	**28**
External Walls	**Rendered Masonry Walls**
Floor Construction	**Slab On Ground - Raft Concrete Slab, Timber Flooring on Timber Framing, Fibrous Cement Flooring on Timber Framing, External Timber Deck, Internal Timber Staircases**

Slab On Ground - Raft Concrete Slab:

Slab on ground construction requires the edges of the slab visible for periodic pest inspection

Pest inspections should be carried out every six to nine months to monitor any potential pest activity.

The exposed concrete edges and slabs should be inspected and reported on every twelve to fourteen months for concrete cancer or any deterioration of the concrete slabs ,
Timber Flooring on Timber Framing:

Timber floor covering on a timber structure can be a combination of hard or softwood joists covered with plywood, particle board flooring, hard or softwood strip flooring

All floor framing should be inspected and treated every six to nine months for pest activity ,
Fibrous Cement Flooring on Timber Framing:

We cannot confirm if this house has compressed fibrous floor linings within the wet rooms but we assume

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that this property has been built with timber frames and compressed fibrous floor linings, then waterproofed within each bathroom, laundry/wet rooms

All floor framing should be inspected and treated every six to nine months for pest activity ,
External Timber Deck:

Timber decks require periodic maintenance including cleaning and oiling/painting to ensure its longevity.

If timber members have been oiled, painted or stained it cannot be confirmed if they are fit for purpose for exterior use, if items are not suitable for exterior use, the longevity of this item would be compromised.

If at the time of inspection, access beneath the deck is unavailable, it is assumed that the structure has the appropriate ground clearance to meet required regulations, further investigation would be required.

All floor framing should be inspected and treated every six to nine months for pest activity

, Internal Timber Staircases

Footings	**Slab on Ground (raft slab with combined footings), Brick Footings (pad and/or strip footings), Unknown due to no access to the sub floor area at the time of the inspection**

Slab on ground has the footings combined within the slab structure,Unknown.
Due to no access to the sub floor area at the time of the inspection

No access was available at the time of the inspection to the sub floor areas, we therefore have the entire sub floor areas of the house excluded from our assessment and this report

If you would like an assessment of the sub floor area, access hatches(s) must be created so that we can access this area so we can inspect and report on the conditions of the sub floor area

Outbuildings	**Not Applicable**
Front of Building Faces (approx)?	**West**

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General Photographs:

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Part 3a: Areas Inspected

The Actual Areas Inspected were: This tells you the areas that were able to be inspected in full or in part, If part (WE STATE PARTIAL) of an area was unable to be inspected, it is deemed as the entire area is not inspected, nor reported on nor included within this report, nor can it be relied upon by the reader when making a decision to buy the property.

- **Interior of Building**
- **Exterior of Building**
- **PARTIAL Roof Exterior**
- **PARTIAL Roof Void/Roof Space**
- **The Entire Site**
- **Electrical**
- **Plumbing**

:

Part 4: Interior of Building

Ceilings; Are all ceilings free of sagging, nail popping, cracking, staining or other damage? **Yes**

* The ceilings within this property appear to be in good condition under natural daylight, they appear to be defect free at the time of this inspection

Note:
If the house was recently painted, we cannot pick up defects in the plasterboard ceilings nor old or existing moisture issues within the ceilings and cornices
We only report on major defects and not minor imperfections or typical wear and tear issues within older plasterboard ceilings and cornices
Our objective is to advise on areas of concern that may involve future liability or expenses, I cannot see any major issues within this property within the ceiling linings or cornices in their current condition

Walls; Are the wall linings free of bulging, nail popping, cracking, dampness/staining, vertical distortion and other damage? **Dampness and/or staining of the wall linings/ skirting, Bulging linings, Minor cracks to plaster linings - Typical settlement cracks found within a building, .**

Dampness and/or staining was identified as a result of :

1. Leaking water pipes
or
2. Rising damp
or
3. Rainwater entry
or
4. Blocked cavity
or

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5. Non cavity brick wall
or
6. Missing weep holes on the external walls
or
7. Missing or defective damp proof course

A licenced building contractor should be engaged to determine the cause(s).
,Bulging of linings was identified, and should be assessed by a carpenter to determine why the linings have been detached.,Minor cracks were seen within the internal wall linings due to normal settlement and can be left as is.

Hairline cracks in the wall linings are normal and they are normally fixed up by a painting contractor when a house is re-painted
A normal life cycle for painting a house internally is every six to ten years

Note
If the house was recently painted for the sale of the property, we will not be able to see the defects (structural or cosmetic) concealed by the recent work
Defects, if any, will normally re-appear within the next three to twelve months. (in the change of seasons)
The most common periods to see cracks in walls are in the summer period when house foundation moisture content is lowered or in the reverse if the improvements were carried out in summer, if this is the case, please re-contact our office to re-engage us to carry out a second inspection to obtain a true position of the property

Location : Minimal defects found within this house

Defect Rating: Minor Defect

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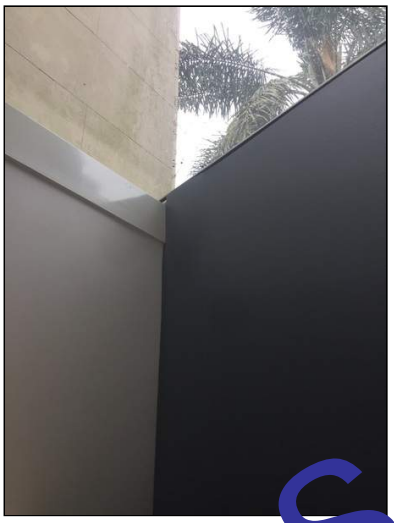

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Floors; Are floors free of movement such as spring and bounce, and cracking, and are they free of dampness/staining and other damage?

Minor spring & bounce, There are no expansion joints installed to the floor finishes, .

The flooring has minor spring and bounce, which is a typical issue within a timber floor and a building of this age.

All timber floors tend to be bouncy underfoot when assessed

If the floor furniture begins to move when normal foot traffic is applied to the floor, a carpenter must be engaged to assess and report on the floor substructure (ground floor bearers and joists and first or second floor, floor joists) for structural integrity of the floor

A pest contractor must inspect, report on and treat this house every six to nine months for pest activity

Good crossflow ventilation to the sub floor areas is a very important factor to maintain a healthy sub floor structure (structural members and floor coverings)

Ample air vents or a simple mechanical fan should be installed to encourage movement of air to the sub floor areas throughout the house if it does not already exist ,All floors must have expansion joints

It is good building practice to have an expansion joint every 5.5 metres squared

This house has the expansion joints missing within the floor linings

Expansion joints should be installed to all timber, concrete or tiled floor finishes which have a length of 5.5 metres or an area greater than 5.5 metres squared

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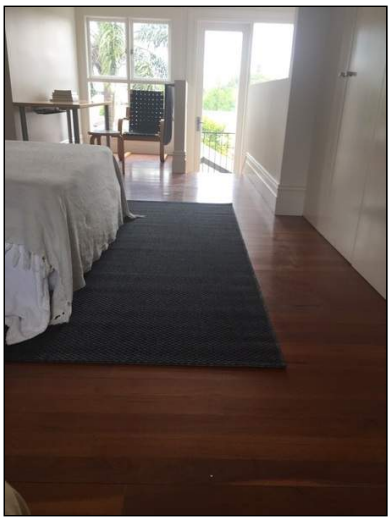
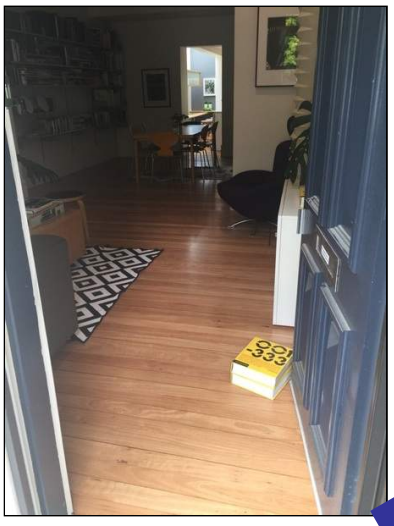
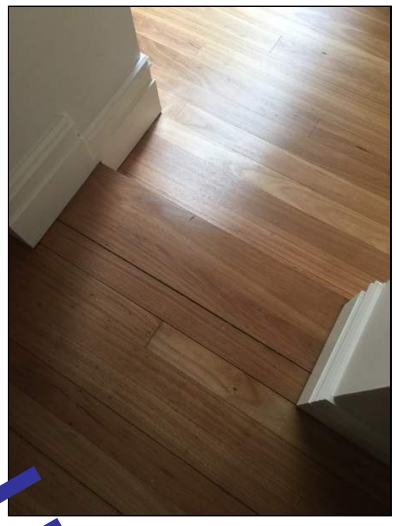
Location: Expansion joints required to the floor boards to allow for expansion and contraction

This is a two or three hour job for a carpenter to have this complete, and $100 worth of material

Defect Rating: Minor Defect







External windows & doors (Timber); Are all windows free of broken/cracked glass, damage to putty, staining/decay, or do they operate freely?

One or more window/door units require maintenance, Evidence of minor rotting, ., Weather damage evident to external door(s)

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One or more windows require maintenance carried out to maintain the operation and foundation of the external windows/doors ,
Evidence of minor rotting
Repairs and re-painting is required by a good painting contractor to preserve the timber members , .,
External door(s) are damaged due to not being adequately protected from the elements.

Defect Rating: Minor Defect





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External windows & doors (Metal framed); Are all windows free of broken/cracked glass, damage to glazing seals, staining/corrosion, or do they operate freely?	**Yes**

The external windows and doors were in good order at the time of the inspection

Are the window sills above 1 metre from the internal finished floor level, when the fall from the window is greater than 900mm externally?	**No**

No
When windows can open greater than 120 millimetres and they have a fall greater than 1 metre and the window sill is lower than 900 millimetres, then a window restrictor needs to be applied to the window so no one can fall out of the window

Location : First floor windows over the front elevation

Defect rating : Safety Issue

Doors/Frames; Do all doors and hardware operate freely and not bind on frames, and are they free of decay/corrosion and other damage?	**Minor maintenance required, Weather damage evident to external door(s), .**

Minor maintenance required, External door(s) are damaged due to not being adequately protected from the weather , .

Defect Rating: Minor Defect

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Kitchen; Is the benchtop free of lifting, delamination, water damage or other damage?	**Silicone to benchtop and splashback defective, .**

Silicone to the benchtop and splashback junction is missing or incomplete requiring re-applying., .

Defect Rating: Minor Defect

Kitchen; Are the cupboards free of water damage, musty odour?	**Yes**

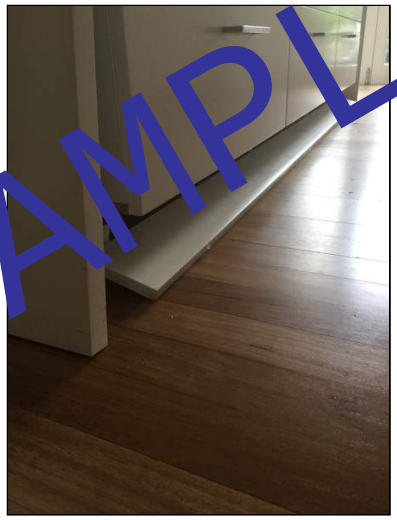
The kitchen cupboards were in acceptable condition at the time of the inspection

Kitchen; Do the cupboard doors and drawers operate freely?	**Door and/or drawer hardware missing, Cupboard doors misaligned, .**

Door and/or drawer hardware is missing, replacement item required to match existing.,Cupboard End Panels and doors panel are misaligned requiring minor adjustment within the hardware.

It appears new joinery is being installed at the time of the inspection

Defect Rating: Minor Defect



Kitchen; Are the sinks/taps free of chips, cracks and/or water leaks?	**Yes**

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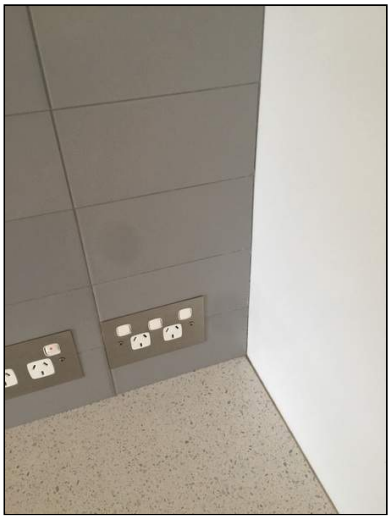
The kitchen sink and taps were in acceptable condition at the time of inspection

Kitchen; When water supply is switched on, does it operate and drain correctly?	**Yes**

The water supply to the kitchen operated and drained freely at the time of inspection

Kitchen; Is the splashback free of cracking, drumminess, or loose/missing grout/sealant?	**Gaps in sealant, .**

The sealant can be seen to be incomplete, requiring sealant to be re-applied to the affected area., .



Bathrooms/WC; Are cisterns/pans/bidets free of cracks, leakages, or do they flush correctly?	**Yes**
Bathrooms/WC; Are cisterns/pans/bidets correctly installed and are they stable/rigid?	**Cistern partially detached from wall, .**

Cistern can be seen to be detached from the wall requiring new or additional fixings to secure it in the correct location.

Location: Main bathroom cistern needs to be fixed back to the wall (fifteen minute job)

Defect Rating: Minor Defect

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Bathrooms/WC; Are bathtub taps free of leaks, and does the water supply operate correctly, are there any defects in the tap ware?	**Yes**
Bathrooms/WC; Are basin/vanity taps free of leaks, and does the water supply operate correctly, are there any defects in the tap ware?	**Yes**
Bathrooms/WC; Are shower taps free of leaks, and does the water supply operate correctly, are there any defects in the tap ware?	**Yes**
Bathrooms/WC; Is there running water within the cisterns/pans/bidets?	**Yes**
Bathrooms/WC; Are the floor waste/strip drains/ WC wastes or vanity wastes blocked? Do they allow water to drain away freely?	**Yes**
Bathrooms/WC; Is the bathtub free of damage, and is it properly recessed at the junction within the wall?	**Silicone sealant is missing where the bathtub and wall tiles meet, .**

Silicone sealant is missing where the bathtub and wall tiles meet

New silicone is required around the bathtub to seal the bath substructure and adjacent walls from water ingress , .

Defect Rating: Minor Defect

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Bathrooms/WC; Are the shower wall and floor tiles free of cracks, drumminess, or loose/missing grout/ sealant?	**No silicone sealant applied within the bathrooms, Loose/missing grout, .**

All internal corners plus vertical and horizontal junctions must have silicone sealant applied to the junctions to prevent cracking of the wall and floor tiles and to create a seal within the shower and bathtub cubicle ,Grout can be seen to be missing or dislodged requiring the area to be re-grouted

Location: The only silicone sealant is applied to the internal corner of the bathroom tub and shower combo cubicle, best building practice is to have all internal and external corners sealed with mould resistant silicone, allowing for settlement of the house between seasons

This could be made good by a handyman within two to three hours work to remove the cement grout and to install the flexible sealant

Defect Rating: Minor Defect

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Bathrooms/WC; Are the bathroom wall & floor tiles free of cracks, drumminess, or loose/missing grout/ sealant?

No silicone sealant applied within the bathrooms, Gaps in sealant, Loose/missing grout, Drummy tiles, .

All internal corners, as well as vertical and horizontal junctions must have silicone sealant applied to the junctions to prevent cracking of the wall and floor tiles and to create a seal within the shower and bathtub cubicle,Gaps can be seen in the sealant, this will require the area in question removed and new sealant applied,Grout can be seen to be missing or dislodged requiring the area to be re-grouted,Tiles have been assessed to be drummy due to failed or inadequate adhesive, these tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable

Defect Rating: Minor Defect

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Bathrooms/WC; Is the shower screen free of cracks, and is it adequately sealed at the floor/wall junctions?

Minor gaps in sealant, .

Minor gaps in sealant:
New silicone sealant is required to the wall and floor tiles where they are in contact with the shower screen, .

Defect Rating: Minor Defect

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Bathrooms/WC; Around the shower, is it free of signs of leaking/seepage?	**Yes**
Bathrooms/WC; Is the vanity unit or basin, cabinet and/or mirrors free of damage, and do the doors/ drawers operate correctly?	**.**

Location : Ensuite benchtop and splashback are detached, silicone is required to restrict water ingress behind the joinery/vanity unit

Defect Rating: Minor Defect

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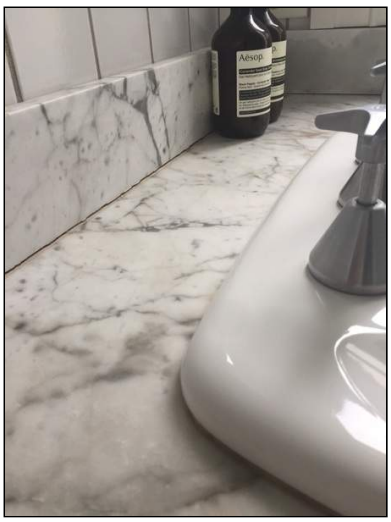

Bathrooms/WC; Is the room free of condensation damage, and is it adequately ventilated?	**Yes**
Laundry; Are taps free of leaks, and does the water supply operate correctly?	**Yes**
Laundry; Is the tub/cabinet free of water damage, corrosion or other defect?	**Yes**
Laundry; Is the laundry tub "waste pipe" in order/ unblocked allowing water to drain away freely?	**Yes**
Laundry; Are the wall or floor tiles free of cracks, drumminess, or loose/missing grout/sealant?	**Yes**
Laundry; Is the room free of condensation damage, and is it adequately ventilated?	**Yes**
Internal stairs; Are the stair stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage?, Does the handrail and balustrade meet current regulations?	**Handrail height doesn't meet current regulations, Balustrade doesn't meet current regulations, .**

Defect Rating: Safety Hazard

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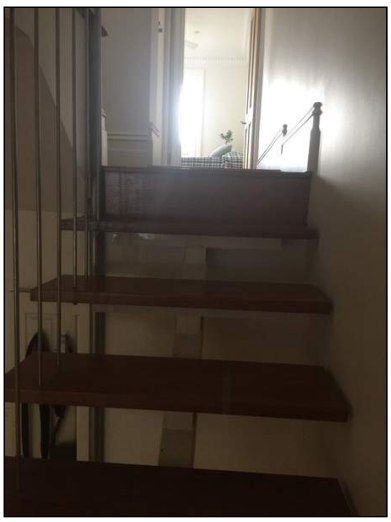
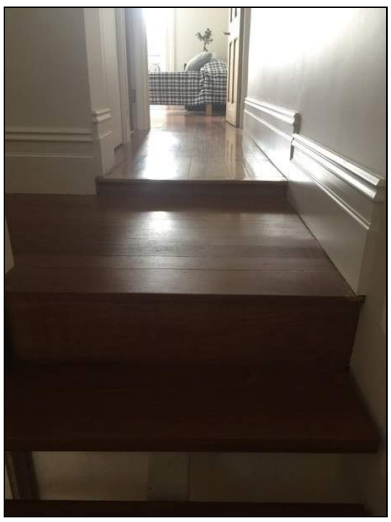
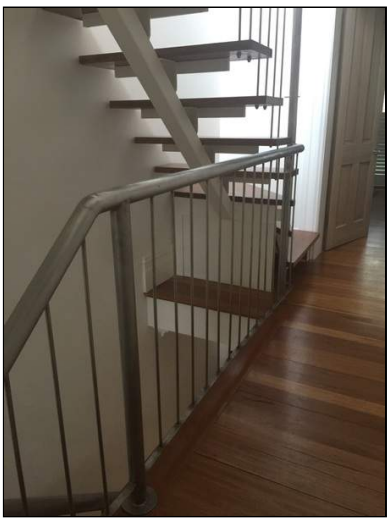

Electrical; Do all powerpoints, switches and fittings appear to be cosmetically undamaged?	**Yes**
Electrical; Do all light fittings appear to be cosmetically undamaged?	**Yes**
Electrical; Do battery or hardwired smoke alarms exist? Are they located between the kitchen and bedrooms?	**Yes**

Yes, smoke alarms have been installed.
Smoke alarms should be checked and tested by a licensed electrician prior to occupancy of this dwelling and tested every twelve months

All rooms: Are all rooms free of damp problems, including rising/falling damp, condensation horizontal penetrating dampness?	**Rising damp evident to lower portions of the walls/ skirting, .**

Location: Kitchen skirting/back door architrave swollen, possible minor water entry via the rear french doors, doorjamb

Minor defects and possibly an easy repair

Defect Rating: Minor Defect

Was there any water hammer in the "Hot or Cold" water lines within the bathroom(s), laundry or kitchen ?	**No**

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All rooms; Are all rooms free of any other damage or defects?	**Yes**

Part 5: Exterior of Building

External Lintels/Beams/Walls; Are all lintels sufficiently rigid and free of defect/damage?	**Yes**
External Walls; Are all walls/wall cladding free of defect/damage, and is the paint/coating maintained?	**Weep holes covered, No damp proof course seen through the render walls, Rising damp/salt residue on lower walls, .**

Weep holes missing

Weep holes could be covered by soil/vegetation/pathways/render.

You should remove the render or obstructions in front of the weep holes

You should lower soil levels so that sub floor vents are clean and allowing free flowing air to the cavity and sub floor area

Covered weep holes also provide concealed entry points for termites.

Having no weep holes allows water entry into the sub floor area, internal cavity walls and internal walls of the house.

The water within the cavity walls cannot be expelled from the building/walls and some tiles, you will see moisture within the internal walls, skirting and floor coverings due to concealed or missing weep holes

If the weep holes are concealed it allows the water to pool within the sub floor area attracting pest/termite activity, this is also conducive to termite infestation and timber fungal decay,All walls rendered should have the control joints and damp proof course exposed through the render, so that it doesn't allow bridging of the external renderings ,**Rising damp/salt residue on lower walls.

Salt residue accompanied by internal lower wall paint flake can be associated with rising damp problems.

It is imperative that specialist advice be sought to ascertain cause and extent of rising damp problem.

Rising damp in one area of the dwelling that is visible may mean that other sections of the dwelling may be affected and not visible.

Accurate diagnosis of the cause and extent of the damp problem is very important, specialist advice must be sought.

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Further investigation is required by a bricklayer or a damp proof specialist

Location: Street front, first floor external common walls have minor defects/moisture within the masonry wall that can be easily repaired or made good by a painter in a few hours work

The missing weep holes and damp proof course is common in these older style terraces, as legislation did not require the builder to implement these measures into the property in the early 1900's

These issues are minor as long as the house is painted regularly so that water/moisture cannot enter the house cavity walls

Defect Rating: Minor Defect

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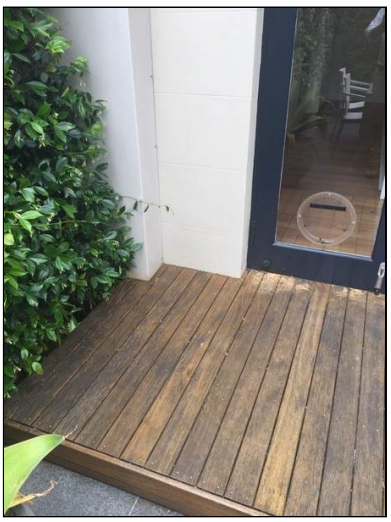

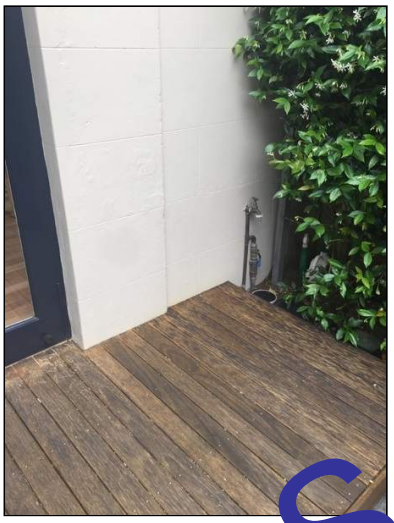

Wall Cladding Flashing & DPCs, Does the wall cladding have suitable flashings and damp proof course, and is it free of dampness damage?

No dampcourse evident, Flashings faulty/defective, .

Location: Keep the house painted and well sealed off to the external elements and this should be ok

I did not see any moisture in the bottom course of the external ground floor walls nor internal walls, so I assume there is damp proof course, but it's covered up by the render which is a minor issue which does not need to be addressed

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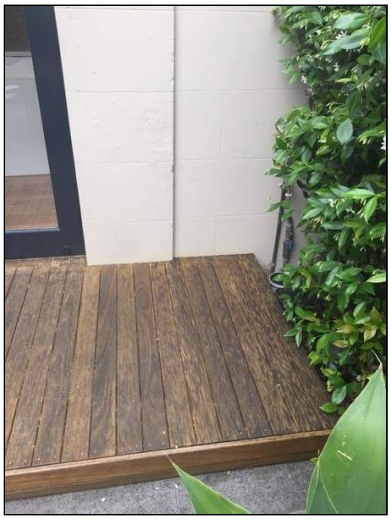
Infill a timber trim should be installed under the first floor rear doors and a possible water entry point can be resolved (a one hour job for a carpenter)

Defect Rating: Minor Defect



Walls & doors & window junctions, do suitable flashings, mouldings, and sills exist and are they free of defect/damage?

No weep holes above or below windows or doors, No flashings apparent, .

No weep holes were found above or below the windows or doors

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All doors and windows should have had flashings installed when they were originally installed within the cavity and directed to the external walls of the home, the weep holes allow any water within the cavities to be extracted from the walls/cavities

I assume there is concealed flashings above and below the external doors and windows, this house has minimal to no weep holes above or below external doors and window openings

Lack of weep holes will create dampness within the cavity and within the internal wall linings and it will contribute towards the render cracking and render crazing, this will eventually become drummy and fall off the wall, any timber attached to the walls in question will rot and deteriorate before its natural time

Location: All external windows and doors do not have weep holes located above or below the door and window suites

Defect Rating: Minor Defect

Wall frames & external linings; Are frames free of bulging, appear plumb and structurally rigid? Are external cladding/linings defect free?	**Yes**
Chimneys; Do chimneys appear plumb and structurally sound, with adequate flashings?	.

Location: The roof is in excess of 3.6 metres in height and we therefore could not access the roof to closely assess and report on the chimney

From the front and rear yard and from the first floor windows looking back at the chimney, it appears to be

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in good condition with no work required to this part of the property

Defect Rating: Further Investigation





External Stairs; Are the stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage?	**Yes**

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Balconies/verandas/patios/decks/suspended floors/balustrades; Do they appear structurally sound, free of defects?

.

Location: Minor rusting of the metal posts and rails within all three decks

Second floor handrail fixings are loose and missing (a carpenter can repair and make good this issue within an hours work)

Details: A good painter can prepare and preserve the steel from deterioration within one or two days work

Defect Rating: Minor Defect

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Balconies/verandas/patios/decks/suspended floors/retaining walls/stairs/balustrades; Are handrails installed and are they at the correct height to comply with the Building Code? NOTE : 1 metre high handrails are required around any areas with falls greater than 900 millimetres

Handrails installed are under 1000 millimetres in height, non compliant, .

Location: We suggest a top rail be placed on both the first floor veranda handrails to make them compliant to current regulations

The front veranda is original and the rear veranda is new/non original, but to have them compliant is no

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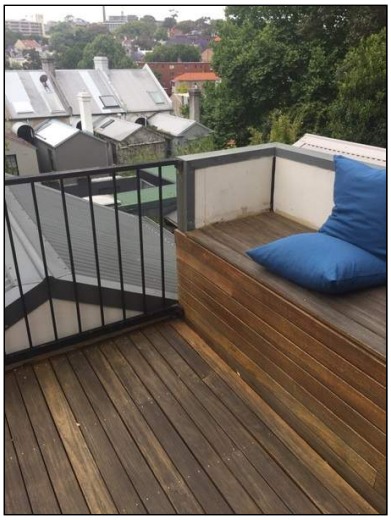
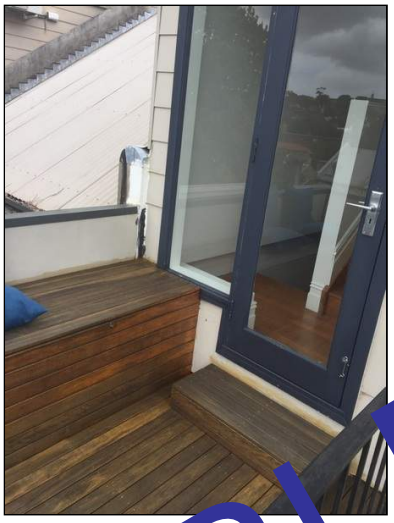
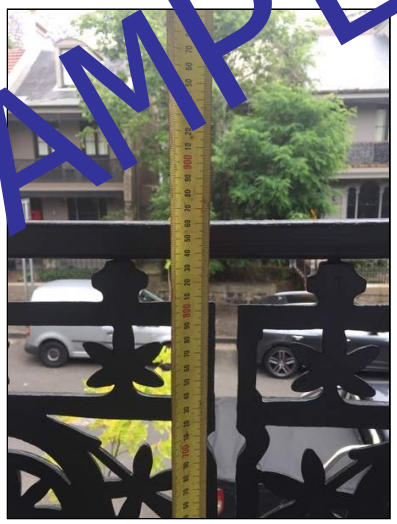
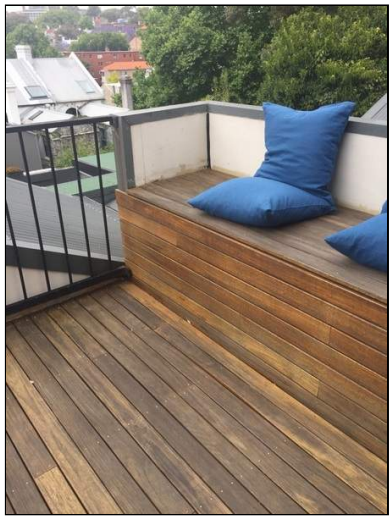
more than two or three hours work for a carpenter to limit the liability of an owner

The second floor handrail is compliant on two sides as it's at 1 metre in height, but the fixed seating up against the boundary wall makes this deck/balustrading non compliant

A 1 metre balustrading and handrail detail is required to make this deck compliant and limit the liability of the owners

Defect Rating: Safety Hazard

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Timber decks; Are the timber members (Bearers, Joists & Decking boards) compliant with current regulations? is the deck free of defects?	**Yes**
General; Is the exterior free of any other damage or defects?	**Yes**

Part 6: Roof Exterior

Roof Elevations & Roof Plumbing : Is the property a two storey building? is the roof located higher than 3.6 metres in height from the natural ground floor?	**The roof is higher than 3.6 metres in height**

I did not access the roof elevation or roof plumbing, as it was above 3.6 metres in height, the roof is excluded from this report and our assessment

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector, and then you can reply upon the facts and findings within our report

You cannot reply upon THIS report for the condition of the roof tiles/roof sheeting/roof plumbing over the entire property

As per Work Health Occupational Safety Regulations any roof over 3.6 metres from the natural/finished ground level is inaccessible for a single inspector and that was the case with this property

If I comment on the roof tiles/roof sheeting/roof plumbing, and it's over 3.6 metres in height, it's a general comment only, for the lower ground floor roofs, as we comment on the roofs as seen off a ladder or from afar or from overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can reply upon when making a decision when buying this property

The roof tiles and roof plumbing on this property are excluded from this assessment and this report

NOTE: If comments are made on the roof tiles/sheeting/flashings or roof plumbing it's because we reported on the areas below 3.6 metres in height in this report, but anything above that height is excluded from our assessment and this report

Location: We inspected the roof from the second floor front window and rear deck

We inspected the roof from the street

The roof overall appears to be in very good condition

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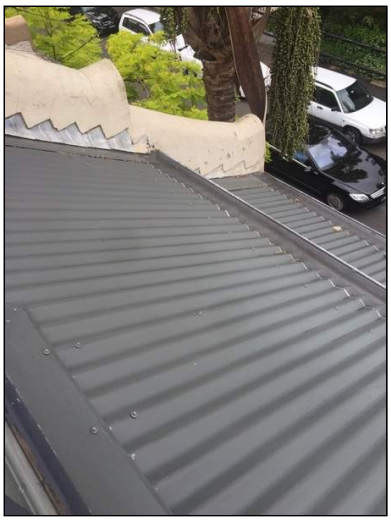
Defect Rating: Further Investigation





Roof Sheeting, is the roof free of corrosion, or other defects/damage?	**I did not access the roof sheeting & roof plumbing as its was above 3.6 metres in height, There is lead flashing & colourbond metal in direct contact with each other, .**

I did not access the roof sheeting & roof plumbing as its was above 3.6 metres in height

As per Work Health Occupational Safety Regulations, any roof over 3.6 metres from the natural/finished

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ground level is inaccessible for a single inspector and that was the case with this property

If I comment on the roof and it's over 3.6 metres in height, our assessment is a general comment only on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can reply upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can reply upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof sheets & roof plumbing it's because we reported on the areas below 3.6 metres in height within this report, but anything above that height is excluded from our assessment and this report
,There is lead flashing & colourbond metal in direct contact with each other causing a chemical reaction

This must be rectified, otherwise the colourbond metal will deteriorate and an aperture will be created, then water entry will take place and it will be difficult to find

The replacement of the flashing(s) or additional silicone is to be applied to have the two metals not be in contact with each other

Have a chat with a roof plumber or builder/carpenter for the best solution to be offered.

Defect Rating: Minor Defect

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Roof Flashings; Is the flashing free of uplift, corrosion or other defect/damage?	**Metal flashing and lead flashing in contact with each other, .**

Have a roof plumber assess and confirm that there is no direct contact between the lead and colourbond flashing, as they react with each other if in direct contact and the colourbond material corrodes and generally this is concealed and unnoticeable until you have a water leak within the property , .

Defect Rating: Minor Defect

Roof plane; Is the roof free of bulges, sagging or other movement?	**Yes**
Roof Gables; Are the gables free of defects/ damage, and are the paint/coatings in good condition?	**Yes**
Skylights/Vents/Flues (All Roof Penetrations) ; Do the roof services and flashings appear watertight?	**Yes**
Valleys/Gutters/Downpipes; Are they free of rust, and do they appear to drain effectively?	**Downpipes not connected, I did not access the roof & roof plumbing above 3.6 metres in height, .**

Downpipes in areas are not connected to a stormwater system.

See a plumber to have connected ASAP, VERY VERY IMPORTANT.

This has potential to cause differential settlement to the footings, cause rising damp and is also conducive to termite infestation.

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This is a major defect because of the potential problems relating to excess water within the sub floor.,I did not access the roof & roof plumbing as it was above 3.6 metres in height

As per Work Health Occupational Safety Regulations any roof over 3.6 metres from the natural/finished ground level is inaccessible for a single inspector and that was the case with this property

If I comment on the roof/roof plumbing and it's over 3.6 metres in height, our assessment is a general comment only, on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can reply upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can reply upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof plumbing, it's because we reported on the areas below 3.6 metres in height in this report, but anything above that height is excluded from our assessment and this report

Location: The stormwater line is open for debris to enter

Cement sparg is required to seal and cap off this entry point into the stormwater system (fifteen minute job for a handyman/home owner)

Defect Rating: Minor Defect

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Eaves/fascias/barges; Are they free of corrosion/ decay, and do they appear to be sufficiently rigid?	**Yes**

No visible damage and appear to be in reasonable condition for the age of the building

General; Is the roof free of any other damage or defects?	**Yes**

Part 7: Roof Space

Roof Voids; Was the roof void able to be entered and assessed and reported on? Note : All skillion roofs with no roof voids or access hatches are excluded from this report	**Yes, the roof void was inspected**
Roof Voids; Is the underside of the roof free of water staining or observed daylight?	**.**

Location: Excess belongings within the roof space, so a full assessment could not be carried out, but what I could see shows no water entry or water staining

Defect Rating: Further Investigation

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Roof framing; Does the framing appear to be structurally sound and free of defects/decay/ corrosion or other damage?	**Unable to inspect**

The area was unable to be inspected, this area is excluded and does not form part of this report

Roof framing; Is the roof framing free of modifications/from the original build?	**Yes**
Sarking; Is there building foil in place, and is it free of holes/tears or other damage?	**Yes**

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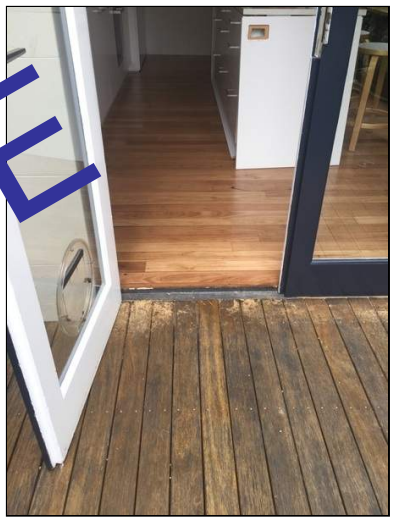
Party walls; If party walls exist, do they appear structurally sound, and do they fully compartmentalize the roof space?	**Yes**
Insulation; If insulation exists on the upper surface of the ceiling, does it fully cover the ceiling area, and not interfere with electrical fixtures?	**Unable to access due to excess belongings within roof space, Unable to access due to the floor being lined and covered, limiting our ability to assess and report**
General; Is the roof space free of any other damage or defects?	**Yes**

Part 8: Sub Floor Space

Sub floor access : Was there access to the sub floor area?	**No access was available at the time of the inspection**

Defect Rating: Further Investigation



Timber floor; Does the sub floor area appear to be adequately ventilated, and free of dampness?	**Inadequate ventilation within the sub floor areas inspected, .**

Inadequate crossflow ventilation within the sub floor areas.

As with most older dwellings, sub floor ventilation is inadequate when compared with today's requirements.

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The older dwellings have small rooms and sub floor chambers and hence there is less opportunity for movement of air within the sub floor, this is often because many homes have objects placed up against the external walls and landscaping hard up against the external walls, preventing natural air from flowing into the sub floor area

You could improve the sub floor ventilation to meet today's regulations/requirements if desired, as is advisable in older/period and brick dwellings.

You can install additional air vents which would be a days work for a handyman and costs in the realms of $600 to $1000

You could install a simple mechanical fan "DIY Pack" from $600 for the equipment and an electrician can install it within a days work

Or

You could get a ventilation contractor to install a good quality mechanical fan system servicing the entire sub floor area for as little as $2,000 and up to $3,500 for a higher quality fan/low noise fan system

Location: I cannot see any sub floor ventilation system nor standard air grills servicing the sub floor area

Details: We recommend a sub floor ventilation system be implemented servicing the sub floor area

Sub floor fans can be supplied for as little as $600 and installed by a home handyman, or a contractor can supply and install a commercial grade sub floor ventilation system for as little as $1500 and as much as $3500

The floor was assessed underfoot and it appears to be solid and in a stable condition with no aspects of the home requiring any further works, other than the installation of the expansion joints between the floor boards perhaps, dividing the living and dining room

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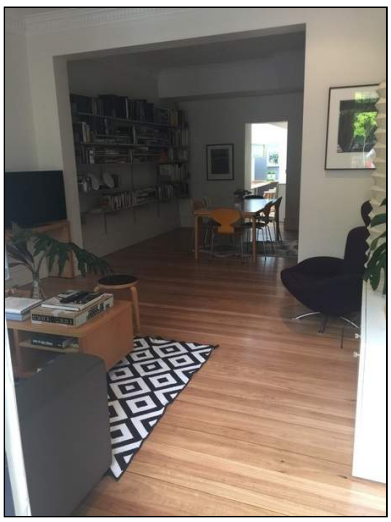

Part 9: The Site

Concrete Pathways, Driveways, Verandas & Decks; Are all areas free of subsidence, undamaged and safe to walk upon?

Minor tripping hazards - settlement - monitor, .

Minor tripping hazards - settlement - monitor

Some settlement and unevenness was observed. Although not an immediate concern these should be monitored for future movement.

A landscaper or concreter should be engaged to repair/rectify. Major defects due to safety/injury concerns.

Location: Front stairs leading into the property are inconsistent in height and non compliant to the minimum size, being 115 millimetres

This issue is acceptable as this is a period home in original condition, making these stairs compliant to the original build period (no works nor liability is upon the owners to make good)

Defect Rating: Further Investigation

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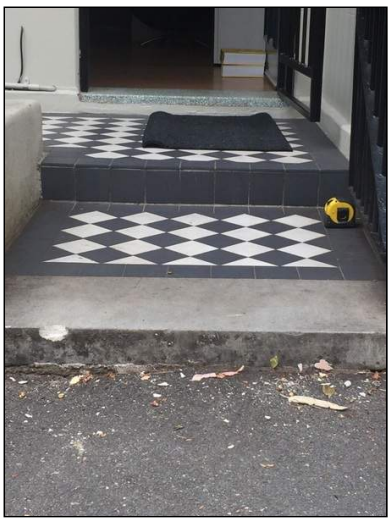

External Steps; Are all stairs/steps/step treads free of subsidence, trip hazards and safe to walk upon?	**Yes**
Boundary Fences; Do the boundary fences appear to be structurally sound and undamaged?	**Yes***

Yes, appears to be in reasonable condition for its age

Surface water; Does rainwater drain effectively and not pond against structures?	**Yes***

The paving or paths around the walls appeared to be adequately drained away from the sub floor. There was no visible evidence of excess ponding or fall towards the homes walls at the time of the inspection.

Part 10: Restrictions

Did the inspector have unrestricted access to all areas?	**No**
Areas not inspected including reasons were:	**Upper roof cladding; Due to height/safety, Roof plumbing, Due to height/safety, Roof space; No access, No roof void due to skillion/flat roof, Sub floor; No access, Slab & footings; Slab edges not exposed and un-inspectable due to the way the property was built, Chimney too high and not inspected**

Unable to physically access upper roof cladding due to height/safety.,Unable to physically access upper

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roof cladding due to height/safety.,Roof space; No access to the entire roof space,Sub floor; No access to the entire sub floor,Unable to inspect slab footings - slab edges not exposed on perimeter of dwelling and floor coverings.,Chimney too high and not inspected, chimneys can harbor termite nesting and should be inspected.

Areas to which access should be gained, or fully gained, are:	**Upper two storey roof cladding, Sub floor: No access door**

Upper two storey roof cladding was not accessed or walked on due to safe and reasonable access.,Sub floor: No access door installed.

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Part 11: Summary of Defects and Safety Issues

Safety Hazards in this Building:

Internal stairs; Are the stair stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage?, Does the handrail and balustrade meet current regulations?	**Handrail height doesn't meet current regulations, Balustrade doesn't meet current regulations, .**

Defect Rating: Safety Hazard

Balconies/verandas/patios/decks/suspended floors/retaining walls/stairs/balustrades; Are handrails installed and are they at the correct height to comply with the Building Code? NOTE : 1 metre high handrails are required around any areas with falls greater than 900 millimetres	**Handrails installed are under 1000 millimetres in height, non compliant, .**

Location: We suggest a top rail be placed on both the first floor veranda handrails to make them compliant to current regulations

The front veranda is original and the rear veranda is new/non original, but to have them compliant is no more than two or three hours work for a carpenter to limit the liability of an owner

The second floor handrail is compliant on two sides as it's at 1 metre in height, but the fixed seating up against the boundary wall makes this deck/balustrading non compliant

A 1 metre balustrading and handrail detail is required to make this deck compliant and limit the liability of the owners

Defect Rating: Safety Hazard

Major Defects in this Building:

No Major Defects Identified

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Minor and Other Defects in this Building:

Walls; Are the wall linings free of bulging, nail popping, cracking, dampness/staining, vertical distortion and other damage?

Dampness and/or staining of the wall linings/ skirting, Bulging linings, Minor cracks to plaster linings - Typical settlement cracks found within a building, .

Dampness and/or staining was identified as a result of :

1. Leaking water pipes
or
2. Rising damp
or
3. Rainwater entry
or
4. Blocked cavity
or
5. Non cavity brick wall
or
6. Missing weep holes on the external walls
or
7. Missing or defective damp proof course

A licenced building contractor should be engaged to determine the cause(s).
,Bulging of linings was identified, and should be assessed by a carpenter to determine why the linings have been detached.,Minor cracks were seen within the internal wall linings due to normal settlement and can be left as is.

Hairline cracks in the wall linings are normal and they are normally fixed up by a painting contractor when a house is re-painted
A normal life cycle for painting a house internally is every six to ten years

Note
If the house was recently painted for the sale of the property, we will not be able to see the defects (structural or cosmetic) concealed by the recent work
Defects, if any, will normally re-appear within the next three to twelve months. (in the change of seasons)
The most common periods to see cracks in walls are in the summer period when house foundation moisture content is lowered or in the reverse if the improvements were carried out in summer, if this is the case, please re-contact our office to re-engage us to carry out a second inspection to obtain a true position of the property

Location : Minimal defects found within this house

Defect Rating: Minor Defect

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Floors; Are floors free of movement such as spring and bounce, and cracking, and are they free of dampness/staining and other damage?	**Minor spring & bounce, There are no expansion joints installed to the floor finishes, .**

The flooring has minor spring and bounce, which is a typical issue within a timber floor and a building of this age.

All timber floors tend to be bouncy underfoot when assessed

If the floor furniture begins to move when normal foot traffic is applied to the floor, a carpenter must be engaged to assess and report on the floor substructure (ground floor bearers and joists and first or second floor, floor joists) for structural integrity of the floor

A pest contractor must inspect, report on and treat this house every six to nine months for pest activity

Good crossflow ventilation to the sub floor areas is a very important factor to maintain a healthy sub floor structure (structural members and floor coverings)

Ample air vents or a simple mechanical fan should be installed to encourage movement of air to the sub floor areas throughout the house if it does not already exist ,All floors must have expansion joints

It is good building practice to have an expansion joint every 5.5 metres squared

This house has the expansion joints missing within the floor linings

Expansion joints should be installed to all timber, concrete or tiled floor finishes which have a length of 5.5 metres or an area greater than 5.5 metres squared

Location: Expansion joints required to the floor boards to allow for expansion and contraction

This is a two or three hour job for a carpenter to have this complete, and $100 worth of material

Defect Rating: Minor Defect

External windows & doors (Timber); Are all windows free of broken/cracked glass, damage to putty, staining/decay, or do they operate freely?	**One or more window/door units require maintenance, Evidence of minor rotting, ., Weather damage evident to external door(s)**

One or more windows require maintenance carried out to maintain the operation and foundation of the external windows/doors ,
Evidence of minor rotting
Repairs and re-painting is required by a good painting contractor to preserve the timber members , .,
External door(s) are damaged due to not being adequately protected from the elements.

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Defect Rating: Minor Defect

Doors/Frames; Do all doors and hardware operate freely and not bind on frames, and are they free of decay/corrosion and other damage?	**Minor maintenance required, Weather damage evident to external door(s), .**

Minor maintenance required, External door(s) are damaged due to not being adequately protected from the weather , .

Defect Rating: Minor Defect

Kitchen; Is the benchtop free of lifting, delamination, water damage or other damage?	**Silicone to benchtop and splashback defective, .**

Silicone to the benchtop and splashback junction is missing or incomplete requiring re-applying., .

Defect Rating: Minor Defect

Kitchen; Do the cupboard doors and drawers operate freely?	**Door and/or drawer hardware missing, Cupboard doors misaligned.**

Door and/or drawer hardware is missing, replacement item required to match existing.,Cupboard End Panels and doors panel are misaligned requiring minor adjustment within the hardware.

It appears new joinery is being installed at the time of the inspection

Defect Rating: Minor Defect

Bathrooms/WC; Are cisterns/pans/bidets correctly installed and are they stable/rigid?	**Cistern partially detached from wall, .**

Cistern can be seen to be detached from the wall requiring new or additional fixings to secure it in the correct location.

Location: Main bathroom cistern needs to be fixed back to the wall (fifteen minute job)

Defect Rating: Minor Defect

Bathrooms/WC; Is the bathtub free of damage, and is it properly recessed at the junction within the wall?	**Silicone sealant is missing where the bathtub and wall tiles meet, .**

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Silicone sealant is missing where the bathtub and wall tiles meet

New silicone is required around the bathtub to seal the bath substructure and adjacent walls from water ingress , .

Defect Rating: Minor Defect

Bathrooms/WC; Are the shower wall and floor tiles free of cracks, drumminess, or loose/missing grout/ sealant?	**No silicone sealant applied within the bathrooms, Loose/missing grout, .**

All internal corners plus vertical and horizontal junctions must have silicone sealant applied to the junctions to prevent cracking of the wall and floor tiles and to create a seal within the shower and bathtub cubicle ,Grout can be seen to be missing or dislodged requiring the area to be re-grouted

Location: The only silicone sealant is applied to the internal corner of the bathroom tub and shower combo cubicle, best building practice is to have all internal and external corners sealed with mould resistant silicone, allowing for settlement of the house between seasons

This could be made good by a handyman within two to three hours work to remove the cement grout and to install the flexible sealant

Defect Rating: Minor Defect

Bathrooms/WC; Are the bathroom wall & floor tiles free of cracks, drumminess, or loose/missing grout/ sealant?	**No silicone sealant applied within the bathrooms, Gaps in sealant, Loose/missing grout, Drummy tiles, .**

All internal corners, as well as vertical and horizontal junctions must have silicone sealant applied to the junctions to prevent cracking of the wall and floor tiles and to create a seal within the shower and bathtub cubicle,Gaps can be seen in the sealant, this will require the area in question removed and new sealant applied,Grout can be seen to be missing or dislodged requiring the area to be re-grouted,Tiles have been assessed to be drummy due to failed or inadequate adhesive, these tiles are to be removed if possible and re-laid correctly or replaced if this is not achievable.

Defect Rating: Minor Defect

Bathrooms/WC; Is the shower screen free of cracks, and is it adequately sealed at the floor/wall junctions?	**Minor gaps in sealant, .**

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Minor gaps in sealant:
New silicone sealant is required to the wall and floor tiles where they are in contact with the shower screen, .

Defect Rating: Minor Defect

Bathrooms/WC; Is the vanity unit or basin, cabinet and/or mirrors free of damage, and do the doors/ drawers operate correctly?	**.**

Location : Ensuite benchtop and splashback are detached, silicone is required to restrict water ingress behind the joinery/vanity unit

Defect Rating: Minor Defect

All rooms: Are all rooms free of damp problems, including rising/falling damp, condensation, horizontal penetrating dampness?	**Rising damp evident to lower portions of the walls/ skirting, .**

Location: Kitchen skirting/back door architrave swollen, possible minor water entry via the rear french doors, doorjamb

Minor defects and possibly an easy repair

Defect Rating: Minor Defect

External Walls; Are all walls/wall cladding free of defect/damage, and is the paint/coating maintained?	**Weep holes covered, No damp proof course seen through the render walls, Rising damp/salt residue on lower walls, .**

Weep holes missing

Weep holes could be covered by soil/vegetation/pathways/render.

You should remove the render or obstructions in front of the weep holes

You should lower soil levels so that sub floor vents are clean and allowing free flowing air to the cavity and sub floor area

Covered weep holes also provide concealed entry points for termites.

Having no weep holes allows water entry into the sub floor area, internal cavity walls and internal walls of the house.

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The water within the cavity walls cannot be expelled from the building/walls and some tiles, you will see moisture within the internal walls, skirting and floor coverings due to concealed or missing weep holes

If the weep holes are concealed it allows the water to pool within the sub floor area attracting pest/termite activity, this is also conducive to termite infestation and timber fungal decay,All walls rendered should have the control joints and damp proof course exposed through the render, so that it doesn't allow bridging of the external render/linings ,**Rising damp/salt residue on lower walls.

Salt residue accompanied by internal lower wall paint flake can be associated with rising damp problems.

It is imperative that specialist advice be sought to ascertain cause and extent of rising damp problem.

Rising damp in one area of the dwelling that is visible may mean that other sections of the dwelling may be affected and not visible.

Accurate diagnosis of the cause and extent of the damp problem is very important, specialist advice must be sought.

Further investigation is required by a bricklayer or a damp proof specialist

Location: Street front, first floor external common walls have minor defects/moisture within the masonry wall that can be easily repaired or made good by a painter in a few hours work

The missing weep holes and damp proof course is common in these older style terraces, as legislation did not require the builder to implement these measures into the property in the early 1900's

These issues are minor as long as the house is painted regularly so that water/moisture cannot enter the house cavity walls

Defect Rating: Minor Defect

Wall Cladding Flashing & DPC - Does the wall cladding have suitable flashings and damp proof course, and is it free of dampness damage?	**No dampcourse evident, Flashings faulty/defective, .**

Location: Keep the house painted and well sealed off to the external elements and this should be ok

I did not see any moisture in the bottom course of the external ground floor walls nor internal walls, so I assume there is damp proof course, but it's covered up by the render which is a minor issue which does not need to be addressed

Infill a timber trim should be installed under the first floor rear doors and a possible water entry point can be resolved (a one hour job for a carpenter)

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Defect Rating: Minor Defect

Walls & doors & window junctions, do suitable flashings, mouldings, and sills exist and are they free of defect/damage?	**No weep holes above or below windows or doors, No flashings apparent, .**

No weep holes were found above or below the windows or doors

All doors and windows should have had flashings installed when they were originally installed within the cavity and directed to the external walls of the home, the weep holes allow any water within the cavities to be extracted from the walls/cavities

I assume there is concealed flashings above and below the external doors and windows, this house has minimal to no weep holes above or below external doors and window openings

Lack of weep holes will create dampness within the cavity and within the internal wall linings and it will contribute towards the render cracking and render crazing, this will eventually become drummy and fall off the wall, any timber attached to the walls in question will rot and deteriorate before its natural time

Location: All external windows and doors do not have weep holes located above or below the door and window suites

Defect Rating: Minor Defect

Balconies/verandas/patios/decks/suspended floors/balustrades; Do they appear structurally sound, free of defects?

Location: Minor rusting of the metal posts and rails within all three decks

Second floor handrail fixings are loose and missing (a carpenter can repair and make good this issue within an hours work)

Details: A good painter can prepare and preserve the steel from deterioration within one or two days work

Defect Rating: Minor Defect

Roof Sheeting, is the roof free of corrosion, or other defects/damage?	**I did not access the roof sheeting & roof plumbing as its was above 3.6 metres in height, There is lead flashing & colourbond metal in direct contact with each other, .**

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I did not access the roof sheeting & roof plumbing as its was above 3.6 metres in height

As per Work Health Occupational Safety Regulations, any roof over 3.6 metres from the natural/finished ground level is inaccessible for a single inspector and that was the case with this property

If I comment on the roof and it's over 3.6 metres in height, our assessment is a general comment only on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can reply upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can reply upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof sheets & roof plumbing it's because we reported on the areas below 3.6 metres in height within this report, but anything above that height is excluded from our assessment and this report
,There is lead flashing & colourbond metal in direct contact with each other causing a chemical reaction

This must be rectified, otherwise the colourbond metal will deteriorate and an aperture will be created, then water entry will take place and it will be difficult to find

The replacement of the flashing(s) or additional silicone is to be applied to have the two metals not be in contact with each other

Have a chat with a roof plumber or builder/carpenter for the best solution to be offered.

Defect Rating: Minor Defect

Roof Flashings; Is the flashing free of uplift, corrosion or other defect/damage	**Metal flashing and lead flashing in contact with each other, .**

Have a roof plumber assess and confirm that there is no direct contact between the lead and colourbond flashing, as they react with each other if in direct contact and the colourbond material corrodes and generally this is concealed and unnoticeable until you have a water leak within the property , .

Defect Rating: Minor Defect

Valleys/Gutters/Downpipes; Are they free of rust, and do they appear to drain effectively?	**Downpipes not connected, I did not access the roof & roof plumbing above 3.6 metres in height, .**

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Downpipes in areas are not connected to a stormwater system.

See a plumber to have connected ASAP, VERY VERY IMPORTANT.

This has potential to cause differential settlement to the footings, cause rising damp and is also conducive to termite infestation.

This is a major defect because of the potential problems relating to excess water within the sub floor.,I did not access the roof & roof plumbing as it was above 3.6 metres in height

As per Work Health Occupational Safety Regulations any roof over 3.6 metres from the natural/finished ground level is inaccessible for a single inspector and that was the case with this property

If I comment on the roof/roof plumbing and it's over 3.6 metres in height, our assessment is a general comment only, on the basis of the inspection being carried out from afar (ground floor level) or from the overlooking windows or verandas, but it's not a comprehensive and complete assessment that you can reply upon when making a decision when buying a property

If you want a complete and comprehensive assessment of the roof, we must return and carry out the assessment with a harness or with a second inspector and then you can reply upon the facts and findings within our report

The roof sheeting and roof plumbing on this property is excluded from this assessment and this report

NOTE: If comments are made on the roof plumbing, it's because we reported on the areas below 3.6 metres in height in this report, but anything above that height is excluded from our assessment and this report

Location: The stormwater line is open for vermin to enter

Cement sparg is required to seal and cap off this entry point into the stormwater system (fifteen minute job for a handyman/home owner)

Defect Rating: Minor Defect

Timber floor; Does the sub floor area appear to be adequately ventilated, and free of dampness?	**Inadequate ventilation within the sub floor areas inspected, .**

Inadequate crossflow ventilation within the sub floor areas.

As with most older dwellings, sub floor ventilation is inadequate when compared with today's requirements.

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The older dwellings have small rooms and sub floor chambers and hence there is less opportunity for movement of air within the sub floor, this is often because many homes have objects placed up against the external walls and landscaping hard up against the external walls, preventing natural air from flowing into the sub floor area

You could improve the sub floor ventilation to meet today's regulations/requirements if desired, as is advisable in older/period and brick dwellings.

You can install additional air vents which would be a days work for a handyman and costs in the realms of $600 to $1000

You could install a simple mechanical fan "DIY Pack" from $600 for the equipment and an electrician can install it within a days work

Or

You could get a ventilation contractor to install a good quality mechanical fan system servicing the entire sub floor area for as little as $2,000 and up to $3,500 for a higher quality fan/low noise fan system

Location: I cannot see any sub floor ventilation system nor standard air grills servicing the sub floor area

Details: We recommend a sub floor ventilation system be implemented servicing the sub floor area

Sub floor fans can be supplied for as little as $600 and installed by a home handyman, or a contractor can supply and install a commercial grade sub floor ventilation system for as little as $1500 and as much as $3500

The floor was assessed underfoot and it appears to be solid and in a stable condition with no aspects of the home requiring any further works, other than the installation of the expansion joints between the floor boards perhaps, dividing the living and dining room

Defect Rating: Minor Defect

Part 12: Other Inspections & Reports Required

Recommendations for Further Inspections:

Pest inspection of the subfloor area once a access manhole is created

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Part 13: Cracking to Building Members

Is there cracking to the Building Members: Note Building members are core members to the dwellings (not cosmetic or finish linings as these are easily repaired and no advice is required by an engineer)	**No**

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining information regarding:

(a) The nature of the foundation material on which the building is resting,
(b) The design of the footings,
(c) The site landscape,
(d) The history of the cracks and
(e) Carrying out an invasive inspection,

all fall outside the scope of this Pre Purchase Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

Areas Inspected	Location	Description of the Cracking Defect at the time of the Inspection.
Concrete Slabs	Not Applicable	
Suspended Concrete Slabs	Not Applicable	
Masonary Walls	Not Applicable	

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Piers	I was unable to access subfloor area, so I cannot comment on the subfloor nor pier supports	
Retaining Walls	Not Applicable	
Other Areas	Not Applicable	

IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase.

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Part 14: Conclusion & Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this buiding 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 incidence of Major Defects in this Residential Building as compared with similar Buildings is considered:

None

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered:

Low

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

Above Average

Overall Condition Comments:

Structurally this home is in very good condition

The balconies should be made compliant, as the handrails are just below regulation height, this is a quick and easy fix for any homeowner

Manholes should be created in the ground floor timber floor so that service contractors and pest contractors can service the sub floor area quickly and easily

Expansion joints should be installed within the timber floor boards to allow movement within the floor without compromising the structural integrity of the timber floor

Overall, this home represents well and it appears to be well maintained over the course of time

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I see little to no risk for a purchaser to purchase this home in its current condition

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

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in this Report and anything in this summary, the information in the report shall override that in this summary.

We take this opportunity to thank you for your instructions and we look forward to working with you again.

Emilio Calandra
The Property Inspectors

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Definitions

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 that 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 buildings 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 poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any Defect other than that is described as a major defect.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

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Part 15: Pests

Termites

Were active (live) termites found?	**No visible evidence of active termites found at the time of inspection in the areas able to be inspected**
Is a Subterranean Termite Management Proposal recommended?	**Due to the sub floor not being accessed within this inspection, we cannot comment if this home requires a Subterranean Termite Management Plan, but it's always a good idea to have one carried out prior to buying a home and to have your house inspected every six to nine months**
Was evidence of termite workings or termite damage found in the areas that you inspected today or could gain access to within this inspection?	**No visible evidence of termite workings or termite damage was found at the time of inspection in the areas able to be inspected.**
Was any evidence of timber damage visible?	**I have claimed that I have not seen any timber damage due to termite activity within this property** **NOTE:** **If the inspector claims he has not seen any termite activity within the areas that he has inspected, this does not mean that there are no termites within the home** **The inspector does not lift the roof insulation batts, nor can he inspect all timber junctions and timber members within the roof voids, sub floor areas or within the wall cavities due to limited access and limited time available to inspect this property for this pre-purchase inspection and report.**

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In some cases the vendors belongings can conceal current and past termite activity.

We strongly recommend a pest contractor assess and chemically treat the property prior to the house being purchased, this will give you a twelve month warranty over the property and it will give you a firm security over the property prior to you investing in it

Was evidence of a possible previous termite management program noted?	**No**
Next inspection recommended in	**Nine Months**

Chemical Delignification

Was evidence of Chemical Delignification found?	**No Chemical Delignification was found**

In the past this type of timber damage has been referred to using many different terms, Hairy Timber or Defibrosis.

In the early 1990's it was agreed that the true description of this type of timber deterioration is Chemical Delignification.

This term describes the deterioration in its true form, the lignin in timber is damaged by airborne chemicals.

Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged the fibres then detach from each other creating a visible hairy surface to a section of the timber, as the delignification progresses the structure of the timber section is weakened and therefore chemical delignification is regarded as a structural pest of timber in service.

Chemical Delignification damage is most commonly found in timber sections used as roof

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tile battens of buildings that are located in close proximity to the sea, large chemical factories or major arterial roads that have heavy traffic.

Buildings close to the sea are exposed to salts brought to land by wind and sea breezes and dwellings within five kilometers of the sea are often found to have chemical delignification in their roof tile battens.

Buildings surrounding chemical factories that have chemical delignification would indicate that the air quality where this building is located is influenced by the chemical production process and/or use of chemicals by the adjoining industry. The cost of repair of the chemical delignification damage would need to be taken into account when this damage is found but it also would be prudent to consider the possibility that the air quality in the area may be affected by chemicals and therefore if any health hazards are present that could cause long term damage to an occupants health.

Buildings found to have chemical delignification that are in close proximity to a major arterial road would often be affected by fumes from vehicles using the adjoining roads.

Chemical delignification generally will not occur to timbers in service that are sealed, painted or well oiled as the lignin is protected from airborne chemical substances.

Therefore as with most timber damage if we can remove the cause of the damage or protect the timber from exposure to the cause of damage the damage will cease. If the damage is initiating, the timber section can be painted or oiled to stop further deterioration, where the chemical delignification damage is advanced then replacement of the damaged timbers is needed.

When chemical delignification is found in roof tile battens or rafters then it is recommended not

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have persons walk on the roof as collapse may occur and therefore a fall could cause bodily injury.

Chemical delignification is more common in species of softwood timbers although certain species of softwood are more prone to damage than others.

Chemical delignification may only occur after timbers have been exposed to airborne substances for a relatively long period of time, it is not common to find chemical delignification in buildings that are younger than ten years.

The most common timber species that is used in buildings in the Sydney area that we find damaged is the Douglas fir otherwise known as Oregon. Douglas fir is an imported timber species that originates in Northern America and Canada.

Wood Borers

Was evidence of Wood Borers found? **No**

Fungal Decay

Was evidence of Fungal Decay found? **ungal Decay to Timber In Service**

The reproductive spores of a mould fungus and the vegetative threads (mycelium) of a wood decay fungus, the latter usually white, if present in sufficient quantities, can be seen with the naked eye. However, vegetative growths of wood decay fungi may be cream, brown or black.

Wood Decay fungi prefer to grow where conditions of temperature and moisture content are not subject to fluctuation. For timber out of ground contact, such a stable situation is more often deep in the wood than on the surface. When the fungus has exhausted the available nutrient from the timber, new growth is supported by feeding on the older growth and so

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the fungus may grow on other surfaces away from the timber leaving very little visible evidence of fungal growth on the wood itself. Soft rot fungus for example.

Types of fungi that damage timber

Not all fungi are capable of damaging wood. Furthermore, not all fungi that can grow on or in wood are capable of damaging the wood structure itself. Very few species of fungi are to be found on or in timber. Mould fungi are found only on the outside of timber but do no damage. Sapstain fungi consume only the sugars from sapwood and cause no change in the relevant strength properties of the timber. A few species of wood decay fungi damage the cellulose component of timber only; other species damage both the lignin (plastic) and cellulose components.

Types of Decay in Australia

In general, decay of floor boards is caused by brown rot fungi, decay of window joinery by either brown rot or white rot fungi and decay of weatherboards often by white rot but sometimes by brown rot fungi. House stumps and fence posts decay from soft rot but may also have either brown or white rot. Serpula lacrymans (formerly merulius lacrymans) is the world's most destructive fungal decayer of timber in buildings. This brown rot fungus has an optimum temperature for growth at 20 degrees C (c.f. most wood decay fungi 25-28 degrees C). Consequently, this fungus causes widespread damage in poorly ventilated sub floor areas in buildings in Sydney where sub floor areas may be protected from the extremes of external temperatures. Probably as a result of high external temperatures, a species of coniophora (also causing brown rot) is believed to be the commonest house timber decay fungus in Australia.
Location: Roof (fascia)

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Severity: Minor
The timber pours are open which allows moisture to enter the timber and it allows the timber to deteriorate over time, a good painter can repair and make good the Eastern timber member without having to replace it

Conducive Conditions

Was evidence of a lack of adequate sub floor ventilation found?

No Access, Undetermined

Was evidence of the presence of excessive moisture found?

Location: No water pooling nor dampness seen in the front or rear ground floor gardens or pavement (we cannot comment on sub floor areas as access was not available, nor were we able to see the substrate below the rear deck)

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Was the finished ground or paving level above the adjacent internal floor level or damp proof course, or obstructing any weep hole/vent face on the external walls?

Concealed weep holes, where weep holes are partly or fully covered by such things as paths, patios, pavers, lawn, soil, gardens, etc, they may allow concealed termite entry into the structure.
Weep holes are installed in external brickwork to allow water penetrating the wall to leak back outside the structure.
The weep holes have been either partly or fully covered.
Apart from preventing water from escaping, this may allow concealed termite entry into the external walls (this may already be the case).
The termites may not be detected until they cause damage either to the inside of the structure or to the roof void timbers.
You should obtain written details of any termite barrier that may have been installed to prevent the concealed entry point.
If no such barrier has been installed or the expected life span of the barrier has passed or is about to pass, then you should arrange for the weep holes to be exposed or a termite barrier to be installed., External cladding is in contact with concrete/soil, this may allow or have allowed concealed termite entry and we recommend modifications be made so that the concrete/soil is not in contact with the cladding.

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Was evidence of Bridging or Breaching, including the condition "insufficient slab edge exposure" found?	**Concrete slabs/paths placed against the external walls of the structure. This has concealed the face of the slab We recommend the lowering of these slabs/paths to 75 millimetres below the slab edge or the use of a chemical termiticide treatment as an alternative method if no treatments were made, or if the life expectancy of the treatment has expired or nearly expired.**
Was evidence of any other condition conducive to timber pest attack found?	**Location: No access to the roof rafters nor sub floor area due to the way the property was built (close to the ground and with no access door to the sub floor, and the second floor is built within the roof space)**

Obstructions

Which of the following areas were NOT able to be inspected	**Sub floor, Roof void due to limited access to all areas, Sub floor areas due to no access, This portion of the house has not been inspected, we therefore exclude this entire area from our assessment and our report and we take no responsibility or liability for this portion of the property**
Readily Accessible Areas Inspected	**Interior, Exterior, Grounds, Landscaping, Fences**
Are there any areas and/or sections of the building to which access should be gained?	**Yes, location : Sub floor**

Summary

Were active subterranean termites (live specimens) found?	**No - Read the Report in Full**
Was visible evidence of subterranean termite workings or damage found?	**No - Read the Report in Full**
Was visible evidence of borers of seasoned timber found?	**No - Read the Report in Full**
Was evidence of damage caused by wood decay (rot) fungi found?	**Yes - Read the Report in Full**

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Are further inspections recommended?	**Yes - Read the Report in Full**
Were any major safety hazards identified?	**No - Read the Report in Full**
At the time of the inspection, the DEGREE OF RISK of subterranean termite infestation was considered to be	**Medium**

Recommendations

Do you recommend a subterranean termite treatment program?	**Yes**
Do you recommend that future inspections be carried out, and at what intervals?	**If a sub floor access hatch is created, an inspection should be carried out every twelve months** **The way the house currently is I recommend a pest inspection every nine months**
Do you recommend that a separate, more invasive inspection be carried out	**No**

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