



**PRE SALE
STANDARD PROPERTY REPORT**



Report number: PPI202367

Inspection date: Wednesday 8th February 2023

Property address: 25 Yandala Place Clothiers Creek NSW

Contents

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

The parties

Section A Results of inspection - summary

Section B General

Section C Accessibility

Section D Condition Report

Section E Conclusion

Section F Important note

Section G Additional comments

Section H Annexures to this report

Section I Certification

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Definitions to help you better understand this report

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building & Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) **Structural Cracking and Movement** – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) **Deformation** – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) **Dampness** – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) **Structural Timber Pest Damage** – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) *Physical Tests* means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslide or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

Special conditions or instructions

There are no special conditions or instructions.

The parties

Name of Client:	Melinda Duncan & Darren Wright
Contact Email	m.duncan1@uq.edu.au
Client's Mobile:	0431 965 203
Consultant's name:	Michael Murphy
Consultant's licence number	NSW Building Licence: 43624/292510C Qld BSA Licence: 55187/15007983
Company name:	buildingINSPEC
Company email:	buildinginspec@hotmail.com
Consultants Mobile number:	0409 134 255
Office Number:	0266 745567
Pre-engagement inspection agreement number (if applicable):	2367

Section A Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

Evidence of Serious Safety Hazards was observed - see Section D, Item D1.

Evidence of Major Defects was observed - see Section D, Items D2 - D21.

Evidence of Minor Defects was observed - see Section D, Item D22.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered: Moderate. See Section C for details.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section F "Important Note".

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Residential building type:	Dwelling & She/Carport/Studio
Number of storeys:	High Set
Building age (approx.):	The building is between 100 and 110 years old
Smoke detectors:	6 fitted, but not tested. IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Gradient:	Sloping
Site drainage:	The site appears to be adequately drained.
Main utility services:	The following services were connected: Electricity, Tank Water and Bottled Gas
Occupancy status:	Occupied and fully furnished.
Orientation (to establish the way the property was viewed):	Entry Door facing North
Prevailing weather conditions at the time of inspection:	The weather was Fine/Overcast

Primary method of construction

Main building – floor construction:	Timber and Metal
Main building – wall construction:	Timber Frame with Timber Weatherboard and Masonite Sheeting
Main building – roof construction:	Colorbond with Timber Framing and Trusses
Overall standard of construction:	Acceptable.
Overall quality of workmanship and materials:	Acceptable.
Level of maintenance:	Reasonably maintained.

Incomplete construction

No evidence of incomplete construction was found.

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

Section C Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the property
Interior, exterior

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Strata or company title properties

Not Applicable

Obstructions

The following obstructions may conceal defects:

INTERIOR: ceilings, wall linings, flooring, floor coverings, curtains/blinds, fittings, built in cupboards, furniture, stored items, stored items in cupboards and wardrobes, clothing and personal effects, stored items to shed/carport/Studio

EXTERIOR: cladding, vegetation, landscaping, pavement

ROOF EXTERIOR: roofing materials

Inaccessible areas

There was no inspection of

THE SITE: There was no inspection of any areas more than 30 metres from the main building where applicable

INTERIOR: There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels

EXTERIOR: There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels

ROOF EXTERIOR: There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels.

Please Note: It is recommended that a licenced roofer be engaged to inspect the roof covering, flashings, cappings and penetrations through the roof surface.

ROOF VOID: The inspection to the roof void was limited due to timber members, truss configuration, low crawl space, insulation and Anticon

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:

Moderate.

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice consult the person who carried out this report.

Section D Condition Report

(Where photos of defects are included in this Report, these may not always show every individual affected areas, or the full extent).

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Serious safety hazards

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

D1 Serious safety hazards

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:

The following evidence was found:

The pool chart requires securing into position.

The handrail to the pool deck requires upgrading for safety reasons (see photo below). For advice and recommendations on handrails, please contact Tweed Shire Council.



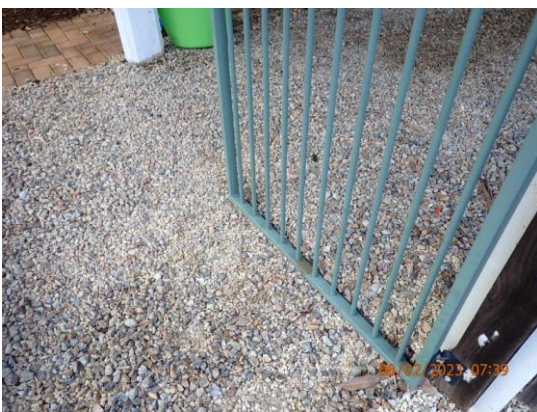
The pool handrail/pool fencing is loose and requires securing into position (see photos below)





3

The pool gate is binding on the ground and requires adjustment, so it is self closing (see photo below)



The handrail to the Verandah deck is loose and requires securing into position for safety reasons (see photo below).



The gas bottles are leaning over and require stabilizing and releveling for safety reasons (see photo below)



Inside condition - major defects

D2 Ceilings

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D3 Internal Walls

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D4 Floors

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D6 Built-in fittings (built in kitchen and other fittings, not including the appliances)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D7 Bathroom fittings

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

It is recommended that a Licensed Fireplace Installer be engaged to inspect and clean the fire place prior to use for safety reasons.

D9 Roof space

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D10 Subfloor space

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

Outside condition - major defects

D11 External walls

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D12 Windows

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D13 External doors (including patio doors)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D14 Platforms (including veranda's, patios, decks and the like)

There were no verandahs, patios or decks.

There is decay to the timber members of the pool deck in areas which requires repair and/or replacement where necessary (see photos below)



1



2



3

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D15 Other external primary elements

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D16 Other external secondary & finishing elements

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D17 Roof exterior (including roof covering, penetrations, flashings)

Not inspected due to height restrictions.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D18 Rainwater goods

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D19 The grounds

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D20 Walls & fences

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

D21 Outbuildings

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

Minor defects

(Where photos of defects are included in this Report, these may not always show every individual affected areas, or the full extent).

The report describes the overall extent of any minor defects and imperfections:

D22 Minor defects

There are quite a few Minor Defects. Monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Minor Defects include, but are not limited to:

- There is blistering to the paint finish in areas (see photos below).



- There are stains to the weatherboards/roof junction which is indicative of a water leak (see photo below). There was no evidence of recent leaking at the time of the inspection. It is recommended that the affected areas be monitored to ensure there are no further leaks. If moisture becomes obvious, the leaks need to be located and repairs made to prevent premature deterioration of the building elements.



- The vegetation should be cleared away from the dwelling to prevent undetected access for termites into the dwelling as well as premature deterioration of some building elements (see photo below).



- All debris should be removed from the gutters of the Dwelling and Shed/Studio/Carport to allow water flow during times of rain and to prevent premature deterioration of the guttering (see photo below).



- The downpipe is coming apart and requires repair (see photo below).



- At the time of the inspection there was no visible evidence of water ponding against the building. If damp conditions become obvious, it is recommended that all surface water should be redirected clear of the building footprint and where necessary the ground levels altered and/or additional surface drains installed and connected to the stormwater system.

- There was limited access below the pool deck in areas for inspection due to its design (see photo below).



1



2

- There is evidence of weathering to the timber members of the pool deck and Verandah deck which require maintenance and treatment to prevent further deterioration (see photos below).



1



2

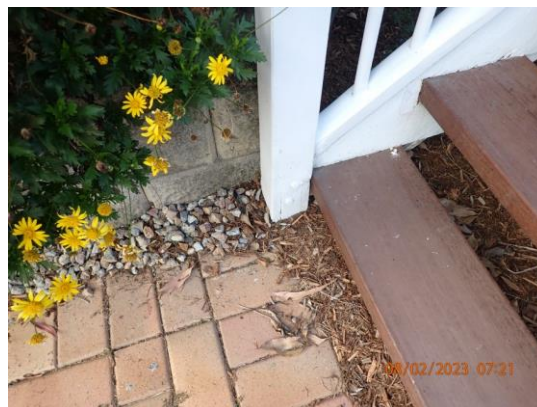


3

- The decking is uneven at the skimmer box lid which requires attention (see photo below)



- The timber members of the decks are in contact with the ground and there should be a minimum clearance of 75 millimetres between the base of the members and ground level to prevent the undetected access of termites into the structure as well as premature deterioration of the building elements (see photos below).





5

- There is evidence of weathering and decay to the timber members of the Verandah deck, which require repair, maintenance and treatment to prevent further deterioration (see photos below).



1



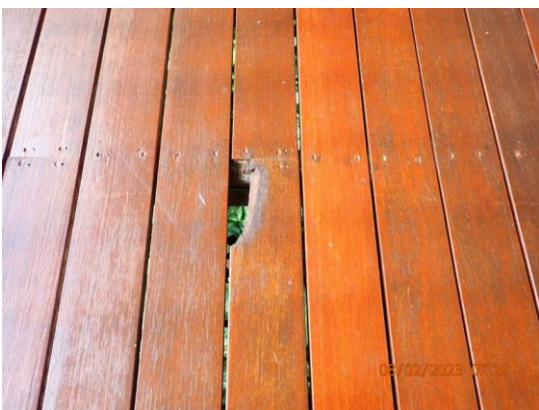
2



3



4



5

- There is deflection to the floor framing of the deck due to age and the building techniques used at the time of construction (see photo below)



- There is evidence of decay and wood borer damage to the flooring and VJ lining which requires repair, maintenance and/or replacement where necessary (see photos below). It should be noted before sanding of the flooring, a section of floor should be tested to ensure there is no damage caused by wood borer.



- It is recommended that a Licensed Pest Control Operator be engaged to inspect, give advice and carry out eradication of the areas affected by the Wood Borer.

- There is rusting to the metal members of the sub floor (see photos 1 to 5) and cladding to the Shed/Carport/Studio (see photo 6) which require repair, maintenance and/or treatment with a rust inhibiting paint to prevent further deterioration.



1



2



3



4



5



6

- There is decay to the timber members of the sub floor due to age and the building techniques used at the time of construction (see photos below)



1



2

- There is settlement to the pavers which has caused the surface to become uneven and rectification works should be carried out on these areas (see photos below).



1



2



3



4

- There is weathering and decay to the timber members of the retaining wall which require repair, maintenance and treatment to prevent further deterioration.
- The garden block and timber retaining walls are leaning over in areas and require stabilizing (see photos below).



1



2

- Some of the windows and doors require repair and/or maintenance due to age and wear and tear.
- There are shrinkage gaps to the lounge room Tongue and Groove flooring due to timber shrinkage and age (see photo below).



- The flooring to the lounge room is creaking in areas when walked on and could be reglued and fixed to prevent this from occurring.
- The timber floor to the lounge room, kitchen and bedroom 1 appears to be out of level and uneven in some areas, which may be caused by shrinkage of unseasoned floor timbers used at the time of construction and the age of the building.

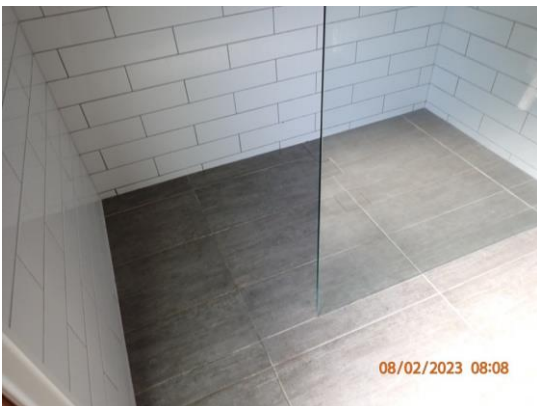
- The junctions in the Studio shower and around the vanity require sealing with a flexible sealant to prevent water build up behind the tiles or in the cavity (see photos below).



- Due to the design of Bathroom 1 frameless glass shower screen the water could come out of the opening when in use (see photo below).



- Due to the design of bathroom 2 shower, water could come out of the opening when in use (see photo below).



- There are drummy, loose wall tiles to toilet 2 which require refixing where necessary (see photo below).



Section E Conclusion

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average.

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average.

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average Condition.

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Section F Important note

Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Section G Additional comments

The following additional comments are noted:

Safety switches have been provided to the meter box and sub board of laundry 2 (see photos below). It is recommended that a licenced electrician be engaged to inspect and check the operation of safety switches and electrical circuits.



Dwelling Hot water system: Make: Rinnai Gas x 2
Studio Hot water system: Make: Vulcan Size: 125lt Age: 2022

The roller door was operational at the time of the inspection but requires maintenance.

The taps and toilets and were operational at the time of the inspection.

It is recommended that a Swimming Pool Compliance Certificate be obtained in regards to pool fencing.

It is recommended that a Licensed Pool Builder and/or Pool Technician be engaged to inspect the building components, pool pump system and finishing of the swimming pool.

The inspection was limited due to excessive stored items and furnishings (see photos below).





3



4



5



6



7



8

The bathroom 2 is part of the extension and it is recommended that the relevant documentation be obtained in regard to the extensions/renovations (Water Proofing Certificate) see photo below).



The inspection of the roof void was limited due to the timber members, truss configuration, low crawl space, insulation and Anticon (see photos below)



1



2



3



4

There is deflections/sagging to the ceiling joists and roof framing members in areas due to age and the building techniques used at the time of construction. Hanging beams could be installed in the roof void and the ceiling joists and roof framing fixed to the beams to prevent further deflection/sagging (see photo below)



1



2

It is recommended that all relevant documentation should be obtained in regard to repairs and maintenance to the Dwelling.

It is recommended that a competent, Licenced tradesperson be engaged to carry out all repairs and maintenance where necessary

Please Note: Due to the age of the Dwelling and the Building Techniques used at the time of Construction it is recommended that a maintenance program be put in place to address ongoing issues with the Building to ensure it longevity.

Please Note: The Dwelling has had some major renovations and extensions at some stage and it is recommended that all relevant documentation be obtained in regards to Building Approvals, Certificates and Warranties related to the Dwelling.

Section H Annexures to this report

See the annexed "General Property Maintenance and Advice" on the final pages of this Report.

Section I Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory:



Name: Michael Murphy

Date of Issue: 9th February 2023

ANNEXURE – GENERAL PROPERTY MAINTENANCE AND ADVICE

A preventative monitoring and maintenance program should be implemented for each property to prevent deterioration. The following are some examples of the types of normal ongoing general property maintenance which should be carried out on a regular basis (where applicable for each property) this is not an exhaustive list and is provided as a form of general advice only.

Roof Exterior - leave debris blocking roof plumbing. Roof plumbing structures (guttering, valleys and downpipes) are critical in managing the effective drainage of rainwater away from the building. It is important that they kept clear of blockages to prevent damage to associated building elements. Blockages lead to pooling and accumulated water overflows, which can flood eaves and internal roofing structures, and lead to high levels of moisture in the affected areas. This moisture is likely to cause rust and decay of the associated building materials, and can also provide conditions which are conducive to termite and timber pest activity. Any blockages should be removed immediately to ensure dry conditions are maintained, and any overhanging tree branches should be removed where possible. To maintain these areas, gutters should be cleared frequently.

Roof Exterior - cracked broken loose roof tiles. When left unmanaged this is likely to lead to water leaks and weather exposure to the internal roofing structure, causing secondary building damage.

Roof Exterior – cracked/deteriorated mortar to ridge tiles. Mortar or 'bedding' is the material which fills joins an intersections between the roof tiles and ridge/, capping, and valleys. Mortar can deteriorate due to age of building materials, minor movement of tiles, and exposure to weathering. Deteriorated mortar should be replaced to ensure the tiles remain in their intended location, and to prevent water leaks and weather exposure to the internal roofing structure, causing secondary building damage.

Roof Exterior - weathered roof tiles throughout. This is generally the result of ageing and weathering of what is essentially a porous material. When left unmanaged, deteriorating roof tiles can lead to secondary defects in the future, including water leaks and weather exposure to the internal roof in structure, causing secondary building damage.

Roof Exterior - previous silicone repair works. Silicone does not generally provide adequate long-term protection against weather conditions and other causes of damage and deterioration. While silicone can be used as a temporary measure to prevent water leaks and weather exposure, it is always recommended that the damaged tiles or other roofing materials be replaced for long term protection.

Roof Exterior - inadequate flashing. Metal, lead another material flashings are applied to seals and intersections between roof coverings and building elements. There are designed to aid in waterproofing of roof joins, and require regular inspection and maintenance because they are more subject to deterioration. When flashings are damaged cracked, loose or an inadequate in any way, water penetration and damage to the surrounding building elements can occur.

Roof Space – Storage of heavy items. This is not recommended because it increases the risk of sagging to the roof structure

Downpipes/Gutters – damaged or inadequate. Inadequate drainage of stormwater generally causes the surrounding areas to become excessively damp. These damp conditions are likely to accelerate the deterioration of surrounding building elements, and create conditions which are conducive to termite and timber pest activity.

External Timbers – in direct contact with the ground. This can provide opportunity for concealed termites entry, and the Timbers are subject to premature rot and decay as the sole retains moisture or damp conditions against them.

Fencing – deteriorated. Timber fences are prone to age related deterioration, wood rot and damaged due to weather exposure. A lean in the fencing generally indicates wood rot to the base.

Tree - proximity to building. If tree have been planted within close proximity to the building structure, their growth should be monitored and precautions should be taken to ensure that their root systems do not compromise the integrity of the building.

Windows/Sliding Doors – stiff to slide, and latches missing or damaged. This is usually due to frequent exposure to weather, and age related deterioration. The affected area may no longer be weathertight, an rain penetration and water damage is likely to occur. Insulation of the area against the external weather conditions will be also be compromised.

Doors – binding/jamming during operation. This can inhibit the functionality of the door and can cause secondary defects to associated building elements, such as damage to the floor covering. The usual cause is age related deterioration of hinges, and or improper installation of the door.

Taps/Toilets – leaking/dripping. Rust, decay and water damage are all the likely outcomes of an unattended water leak that is left unattended. Additionally, water leaks can significantly increase the water usage within the property.

Flexible water hoses below Vanities, Sinks, Toilets etc – damaged/rusted/corroded. Flexible water hoses are a stainless steel fabricated hose, used to hook water to taps and fixtures. They are prone to deterioration, and have a life limited lifespan, and generally need to be switched over by appropriately qualified plumber every 10 years. Any hose which shows signs of a damaged, including rust spots, bulging, or corrosion to the metal, needs to be replaced as soon as possible. These hoses tend to burst when the braided lining fails, which then allows the inner core/rubber tube to expand. At this point, water damage to surrounding building elements will occur. Additionally, water leaks can significantly increase the water usage within the property.

Wet Areas – missing or deteriorated sealant/grout. This might include floor edges, kitchen benches and splashbacks, vanities, back edges and shower floor and wall corners. To prevent water damage and other secondary defects, it is important to ensure that water does not penetrate areas behind fittings and linings, into concealed spaces, and into direct contact with non water resistant building materials. Regular maintenance and replacement of missing or deteriorated sealants and grout is required to the wet areas and as this is a regular wear and tear defect.

Building Elements – rusted/corroded. Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. Where possible, the use of galvanised (treated) metals or aluminium coated metal aids in rust prevention, as does regular general maintenance. Early rust formation (surface rust) can generally be controlled with coatings (eg sealers/paint) which isolate the building element from the environment. Any building elements which become severely affected by rust or damage should be replaced.

Fixings – loose. Fixings such as nails and screws hold simply by the friction between them and the surface they are applied to. Fixings can back out overtime due to deterioration of the surrounding building elements, and the use of improper fixings for the purpose, or a lack of general maintenance overtime.

Plasterboard/Render – minor cracking. The cause of minor cracking is usually due to expected separation between building materials and finishes (eg paint and render or paint and plaster board). In plasterboard, this generally occurs along joins, or near where the sheets had adjoin other building materials. In render, this can be due to a separation between brickwork and mortar showing through to the rendered surface throughout the structure, but single bricks may also show cracks of this nature.

Mould. Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould should be adequately treated and removed as soon as possible. Any severely affected building elements should be replaced.