

Purpose of Report: Standard Pre Purchase Property Inspection
Date of Inspection: 11.11.05
Property Description: 2 Bed 1st Flr Unit
Address of Property: Warners Av BONDI
Invoice No.
Client Name: Mr AR C/- Paddington NSW 2021
Building Consultant: Building Consultant Dominic. J. Ogburn AMAIB Lic No BC 359
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Conditions of the Property Inspection Report.

This building inspection report complies with AS 4349.1 and is based on the inspection of accessible and visible structures only and does not include the condition of inaccessible or concealed areas of buildings, nor the existence of pests or asbestos.

No responsibility can be accepted for defects, which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of the structures, coverings or fittings of the building. No liability shall be accepted for verbally submitted report findings. We have not inspected woodwork on other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect..

Indicative budget costs estimates are given for repairs as a guide only. The company will not accept any responsibility with respect to accuracy of same. Budget estimates are based on letting the repair works in whole-related trade lots, not as individual items.

We reserve the right to charge, without prior notice, for additional inspection / **report discussion time** with the client **exceeding 20 minutes** (either on site or in telephone conversation), additional time associated with **inspecting self contained flats, separate kitchenettes** or dual occupancies or in **travelling beyond** our pre quoted total **90 minute allowance**; at the rate of **\$115 per hour** or part thereof.

A \$5.00 surcharge for report facsimile and/or e-mail transmission shall be applied without prior notice.

Invoiced accounts are **payable within 7 days of the date of invoice**.

If you fail to pay by due date then we will charge you interest on the amount outstanding at a rate of 1.5% above our principal bankers standard commercial rates.

In relation to Pest inspection reports, these shall be obtained on behalf of our clients from duly qualified professional consultants. No responsibility will be accepted by A.P.S. as to the contents of these reports and these consultants are duly insured. APS accepts no responsibility for determining the adequacy or compliance of glass within the property. We recommend that a glazier should be engaged to perform a compliance check and risk analysis of high risk glass elements.

A cancellation fee of \$45 (+GST) will apply in all cases unless written notice of cancellation is given at least 48 hours prior. This report is intended for the use of the person named on the report who is the only person covered by our professional indemnity insurance in respect of the report and as such the report cannot be sold on and/ or the advice used by non indemnified parties.



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LEGEND

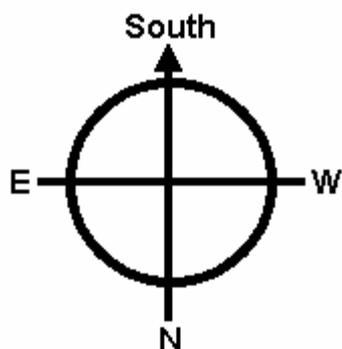
- Poor** = Inferior and in most cases requires significant repair / replacement.
Fair = Moderately good and in most cases either minor or smaller repairs will suffice
Good = Most advantageous, does not require further work.

The **weather** just prior to and/ or during our inspection was;

- Dry Sunny** **Light Showers** **Raining**

PROPERTY DIRECTION

The front of the property faces:

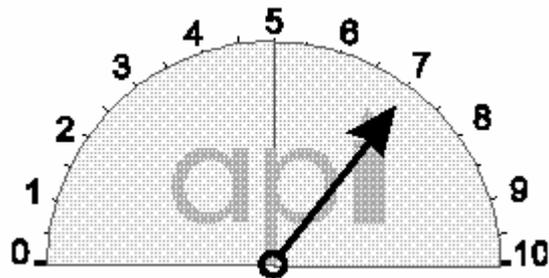


ABBREVIATIONS/ EXPLANATIONS LEGEND

A.C.	= Asbestos Cement	H/wd	= Hardwood
A/C	= Air Conditioner	H.W.S.	= Hot Water Service
AL	= Aluminium	L.H.S.	= Left Hand Side
Br/Wk	= Brickwork	L.m.	= Linear Metre
Co-ax	= Coaxial Cable	M.D.F.	= Medium Density Fibreboard
BCA	= Building Code Of Australia	M.C.	= moisture content (expressed as %)
C.I.	= Cast Iron	M	= Metre
C/W	= Cold Water	m²	= Square Metre
D/P	= Down Pipe	mm	= Millimetre
D.P.C.	= Damp Proof Course	P/Brd	= Plaster Board
D/W	= Dishwasher	Perps	= Perpend
E.L.C.B.	= Earth Leakage Circuit Breaker	R.C.D.	= Residual Current Device
F.C.	= Fibre Cement	R.H.S.	= Right Hand Side <u>or</u> Rolled Hollow Section.
FIB	= Fire Indicator Board	S.C.	= Solid Core
F.R.L	= Fire Resistance Level	S.H.S.	= Square Hollow Section
F.F.L.	= Finished Floor Level /Line	S.t.	= steel trowel
F.R.	= Fire Rated/ Resistance	S/W	= Stormwater
F.W.	= Floor Waste	W/M	= Washing Machine
G.I.	= Galvanised Iron	W/P	= Waterproof
G.P.O.	= General Purpose Outlet	P.V.C.	= Poly Vinyl Chloride
G.F.	= Ground Floor. (L.G.F) = Lower Ground	F.I.B.	= Fire Indicator Board
H.C.	= Hollow Core		
H/W	= Hot Water		



SUMMARY OF CONDITION



FOREWORD

Based on our many inspection research findings, it is usual for there to be at least 7 to 10 notable defects in every property. The property may still represent good value if the cost of rectifying, or the inconvenience of living with any unexpected defects, is reflected in the purchase price.

N.B* The H.B Act has since *1/5/1997* required that all residential building works completed by licensed contractors, over \$5,000 (>\$12,000 since 2.4.02), must be insured against faulty workmanship under the home warranty insurance scheme.

This insurance requirement also applies to owner-builder renovation works and all newly completed residences and a certificate of insurance must be attached to the sale contract if sold within 7years.

If you feel that any of the above maybe applicable with this property you should ensure that you obtain the certificate of insurance with your contract of sale.

ESSENTIAL REPAIRS/ ISSUES (not in priority order listing)

1. **Strongly recommend** immediate appointment of engineer to inspect and report on the *structurally defective roof framing*, as noted.
2. *Damp* repairs as noted as noted.
3. Seemingly structurally *defective floor* repairs at unit entry door, as noted.
4. Recommend Owners Corporation appoint fire engineer to undertake a *fire safety services survey* as noted.
5. Recommend Owners Corporation connect all noted *down pipes* to a sealed stormwater service and raise all *sewer gullies* so as to not permit illegal stormwater entry, as noted.
6. Recommend paving surface drainage improvements and rectification of cracked roof ridge capping tiles, as noted.

OPTIONAL REPAIRS/ ISSUES

1. Strongly recommend Owners Corporation organized to have the G.F unit sub floors inspected by a competent pest consultant.
2. Recommend structural engineer inspect internal walls and floor of subject unit, as noted.
3. Recommend remedial works to front boundary fence and pergola, as noted.
4. Recommended *electrical switchboard* upgrades as noted.
5. Recommended kitchen cupboard repairs\refurbishment as noted.
6. Remaining repairs as noted.



1.0 INTERNAL

1.1 CEILINGS:

The general construction of internal ceilings is;

- Fibrous Plaster Gypsum Plaster Lath & Plaster Timber Panel
 Concrete Fibre Cement Caneite Masonite Other:

The condition of ceilings throughout the residence is;

- Poor Fair Good Other

Comments:

The various ceilings within the property were inspected and generally considered in the above noted condition.

Noted Defects; evidence of significant prior *movement related cracking and displacement* at various ceiling cornices including but not limited to, Bed1 west, Bed2 south and dining-room east.

Refer example Photo No1 of upper SW corner of *Bed2*.

Evidence of minor condensate staining to the bathroom ceiling, which may be associated with inadequate ventilation, under use.

Refer also to the Fire Safety Services section of this report for further comment on the non fire rated ceilings.

1.2 WALLS:

The general construction of internal walls is;

- Masonry Timber stud lined Lath & Plaster Other

The condition of walls throughout the property generally is;

- Poor > Fair > Good Other
 ↑ entry door & B2 south walls ↑ remainder ↑ concealed stud wall framing

Comments:

Ref also accompanying Pest Inspection Report for any specific comments on timber stud walls.

The various internal walls, where accessible (considerable furniture present), were visually inspected for any current evidence of significant movement / settlement cracking.

We reviewed prior structural engineering letters dated 1997 relating to the underpinning work that was undertaken to the southern and forward eastern and west external walls.

Very considerable evidence of prior filled *minor to moderate cracking* and/or *rotational movement* was found in the following:

Bed1; above opening onto enclosed veranda and below window

Bed2; in the upper west & south walls (*Refer example Photo No1*) and including minimum 10 mm rotational movement (from plumb) of the southern wall (*Refer example Photo No2*).

It would appear that possible evidence of *recent minor cracking* has commenced in the forward western wall.



Lounge room; above and below windows

Dining-room; upper eastern wall

Unit entry door wall; very significant rotational movement evident between the two wall leaves, as seen from the roof void above (*Refer example Photo No3*)

External Walls; evidence of moderate to severe prior filled cracking in the forward upper eastern and western external walls (*Refer example Photo No4*)

I'm not a structural engineer however in my lay opinion it does appear as though most of the movement related cracking has now abated however as noted in the Attic **Roof** section of this report there are structural defects related to roof framing probably associated with this earlier building movement and which have not been addressed.

I **recommend** that a qualified structural engineer should be sought for a precise assessment of probable cause and remedial works.

1.21 DAMP

There is existence of damp in the tested walls and/ or woodwork:

Yes

No

Comments:

I visually inspected and moisture meter tested (using a 'protimeter' pin resistance type meter) was many lower masonry walls and possibly susceptible upper walls (for penetrating damp).

All tested walls recorded normal **dry** readings.

Moderate moisture readings were recorded in the eastern enclosing shower wall (as measured within the linen cupboard), which is probably associated with the fact that the *shower tap penetrations* had not been sealant filled – *Refer Photo No5*

In summary the damp problem is considered fairly insignificant that should be addressed.

1.21A DAMPCOURSE (D.P.C.)

Visual evidence and/ or moisture meter readings indicate the concealed D.P.C to be in the following state:

Poor

Fair

Good

Other:

↑ D.P.C. could not be viewed

Comments:

This is a 1st Flr unit and given the relatively small moisture readings recorded throughout the residence the concealed D.P.C is assumed to be in the above noted condition.



1.22 SURFACE FINISHES

Surface finishes to internal walls is of the following material;

- | | | |
|---|---|----------------------------------|
| <input checked="" type="checkbox"/> Set Plaster | <input type="checkbox"/> Render | <input type="checkbox"/> Masonry |
| <input type="checkbox"/> Timber Panelling | <input type="checkbox"/> Gypsum Plaster | <input type="checkbox"/> Other: |

Comments:

The various wall finishes where accessible (considerable furniture present), were visually inspected and partially tap tested.

As a whole, the finishes were generally considered in fair - good condition.

Noted Defects; significant drummy plaster evident in an around the cracked *Bed 2* south and west walls, which is most likely associated with the prior settlement cracking.

Significant evidence of conspicuous and bulging patch repairs, probably associated with prior foundation settlement, in various rooms including *Bed1, Bed2, Lounge & Kitchen*

1.23 PAINTED SURFACE FINISHES

The general condition of internal paint / surface finishes is;

- | | | | |
|--|--|-------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Poor | <input checked="" type="checkbox"/> Fair | <input type="checkbox"/> Good | <input type="checkbox"/> Other: |
|--|--|-------------------------------|---------------------------------|

↑ *Bed 1 ceiling*

Comments:

Internal paint condition summarily considered in the above noted condition.

Evidence of paint delamination noted to *Bed 1 ceiling*, which appears to be associated with the underlying presence of Kalsomine a chalky based distemper which causes paint delamination and is required to be removed and sealed with a penetrating sealer binder, prior to re painting.



1.24 LEAD PAINTED SURFACES

Is there lead-based paint or dust present ?

Yes (Probable)

No (unlikely)

Comments:

Properties built before `1970 are likely to contain lead paint and the associated hazards (e.g. lead-contaminated dusts & soils).

It is impossible to determine the presence of lead paint by visual inspection and as such we suggest that a 'Lead Paint Screen' (approx \$350) be undertaken to test high risk painted surfaces for lead content and determine whether they pose a health risk to occupants and in particular pregnancy women and very young children. Contact the Lead Group on **1800 626 086** or Ph (02) 9716 0132 info@lead.org.au Web: <http://www.lead.org.au>

Refer also enclosed *APS Advisory Note No1 Lead* at rear of this report for general advice.

We noted the presence of very considerable quantities of fine dust within the ceiling void, which may contain lead particles and pesticides.

If you intend renovating we **recommend** that you consider having the dust professionally vacuum removed as dust can enter the property through small cracks, exhaust fans and light openings or via wall vents.

Guide to cost **\$950** and we suggest 'Lead Alert' Ph: 9949 8000 as a qualified contractor.

1.3 WINDOWS

The construction of windows generally is of:-

Timber

Aluminium

Steel

Other:

And the operable and frame condition of the windows generally is;

Poor

Fair

Good

Other:

Comments:

We recommend that a glazier should be engaged to perform a compliance check and risk analysis of high risk glass elements as APS accepts no responsibility for determining the adequacy or compliance of glass within the property.

A few of the various windows were tested / inspected and generally were considered in the above noted condition.

Flyscreens were **not** present on most windows, approx \$40.00 each.

Keyed window locks are **not** installed to most windows and are suggested for security improvement, approx \$35.00 each.

No notable defects recorded other than a very significant prior movement related gap evident in the *Bathroom sill\frame & wall tiling - Refer example Photos No6 & 6A.*



1.4 DOORS

The various doors and frames within the property were partly visually inspected and are generally considered to be in the following condition.

Poor

Fair

Good

Other:

Comments:

The entry exit doors **have no insurance required deadlocks** installed, safety released types are recommended.

Noted Defects; significant *settlement\movement related gap (>9mm)* evident between *Bed1* door and its frame.

The *entry and exit doors* are a glazed timber type and therefore are not fire rated.

I'm not a fire engineer however in my opinion these doors do not comply with the current BCA requirements for fire resistance.

Additionally the rear door incorporates a lockable security grille, which is likely to impede egress in the event fire and is not recommended.

1.5 WOODWORK

Comments:

Refer also to accompanying Pest Inspection Report for any specific comment.

Our very limited visual inspection of internal woodwork revealed it generally to be sound.

Significant *settlement\movement related gap (>9mm)* evident between *Bed2* wardrobe and the eastern wall which may have rotated *Refer example Photo No7*.



1.6 FLOORS

The construction of the internal floors generally is of:-

Timber Fibre Cement Concrete > bathroom Other:

The general condition of the floors throughout the residence is:-

Poor Fair Good Other: > all floors concealed by floor coverings

Comments:

Refer also to accompanying Pest Inspection report for any specific comment.

The various internal timber framed floors were generally live load tested and for the most part considered in the above noted condition.

Noted Defects; Refer Photo No8 of the *flooring at entry door*, which has evidence of significant movement, which is related to a structurally defective *floor joist* across door entry and which requires replacement.

In my professional opinion this might be considered common property and therefore the liability of the Owners Corporation.

Significant *settlement \ movement related slope (>10mm)* evident between *Bed1 floor* and to a lesser extent within Bed 2 floor.

The building incorporates *timber based floors*, which provide *inadequate fire resistance* (to prevent easily spread a fire from one unit to another) and also in *little impact noise resistance*, which can become significant particularly if floor coverings are removed.

The strata schemes Act generally prohibits removal of floor coverings and polishing of floorboards so as to minimize the extent of noise transfer.

The G.F units also incorporate in the base floors and I **recommend** that these be inspected by a competent pest consultants as there appears to be inadequate sub floor ventilation.

Ref also Sub Floor section.

1.7 KITCHEN

The cupboards, fixtures and fittings are in the following condition;

Poor > Fair Good Other:

Comments:

No1 bench top G.P.O' are provided. The sink mixer tap/s was operable and in sound condition.

A **recirculating** type exhaust fan/ light is provided and is inoperative.

Ceran electric hob is operable. Main functions of **electric** oven are operable.

The D/W was not tested however it appeared operable and the door seal was sound.

Noted Defects; generally be kitchen cupboard doors and drawers are in a poor condition with many falling off the hinges. Significant remedial works are required.

Kitchen exhaust is inoperative.



1.8 BATHROOMS

The general condition of the grout and tiling throughout is:-

Poor Fair Good Other:

Comments:

Main Bathroom:

A F/W is provided with falls to the same. An operable exhaust fan is present and natural ventilation is considered adequate. A G.P.O is provided. The vanity cupboard and associated waste pipe appear sound. The various taps are operative.

Noted Defects; evidence of damp noted within the adjoining linen cupboard, which I believe is associated with unsealed *shower tap penetrations* – Refer example Photo No5 – rectify by sealant filling.

1.9 LAUNDRY

There is provision of normal plumbing points;

Yes No

The fixtures and fittings of the laundry are in the following condition:-

Poor Fair Good Other:

Comments:

This aged outhouses structure does not have a F/W however the aged concrete floors to have minor falls to the outside. A G.P.O is provided.

The sound laundry tub **does not** incorporate a W/M waste bypass. Tub taps are operative.

There is **no** exhaust fan and natural ventilation is considered **adequate**.

Noted Defects; Refer also Gutter down pipes section of this report.

Evidence of minor movement related cracking noted to the upper rear walls.

Evidence of some soft rot noted to the lower poorly painted external door frames.

1.91 TOILETS

The operable condition of the water closets generally is:-

Poor Fair Good Other:

Comments:

The **single** flush W.C.' is fully operative.



2.0 SERVICES OBSERVATIONS

2.1 HOT WATER SERVICE

The hot water service has a **unknown** capacity, and is of the following type;

- Electric

 Gas

 Solar

 Other:
 ↑ unable to locate subject unit HWS

The unit was working at the time of inspection;

- Yes

 No

 Switched Off

Comments:

I was unable to locate the subject unit HWS and recommend that the client determine from the vendor what type and where it is located.

2.2 PLUMBING

A 'Sewerage Service Diagram' was supplied to APS prior to the inspection:-

- Yes

 No

The existing water and gas lines, where visible are the following material;

- Copper

 Galvanised Steel

Comments:

We are not hydraulic engineers and do not fully assess this service but simply provide a general overview noting that much of the service was inaccessible due to the nature of construction however from our observations the above ground and accessible service' appeared reasonably **sound** .

Noted Defects; almost all of the external *sewer gully traps* (laundry, rear and both sides of building) sit flush with the surrounding paving and therefore permit entry of Stormwater to the sewer system which is illegal. *Refer example Photos No9 & 9A*

As such I **recommend** that all sewer gully traps be raised a minimum 20mm above the surrounding paving, which are considered common property and therefore the Owners Corporation responsibility

2.21 ELECTRICAL

Comments:

We are not electrical engineers and do not fully assess this service but simply provide a general overview noting that current two core flex wiring was evident to accessible areas and the service generally appeared sound.

There **is not** provision of **RCD safety** protected circuitry to the **aged switchboard**, which is located at G.F Level in the entry lobby (i.e. no sub boards located within units)

As such we recommend upgrading the switchboard to include RCD and circuit breakers for significantly improved safety and or installing sub boards within each unit.



2.22 TV

Comments:

An external TV aerial **is** provided with a co-axial outlet to **Lounge**.
Reception is presumed **fair - good**.

2.23 TELEPHONE

Comments:

Outlets provided to Lounge.

2.24 SPACE HEATING

Comments:

Space heating provision would need to be via portable electrical heaters

The open fireplaces of Lounge appear to be inoperative; however the chimney appears to continue into roof void.

2.25 ALARM SYSTEM

Comments:

System not installed/ tested and we recommend the installation of a security alarm and suggest Nycon Security as a suitable contractor Guide **\$1,950**.

2.25 FIRE SAFETY SERVICES

Comments:

I am not a fire engineer however in my professional opinion the building substantially does not comply with current building code requirements (for Fire Safety) and therefore is likely to be the subject of a future Council fire survey order, which may include but not limited to the following;

Installation of **fire doors** at all unit entry\exits and incorporating door closers.

Installation of vertical and and/or horizontal **fire separation between units** for example fire rated ceilings, as for instance in the roof void there is no party wall separation between the upper floor units, above ceiling line – **Refer example Photo No10**.

Installation of **hard wired smoke detectors**, which we recommend be connected to a monitored system.

Installation of **emergency exits signs/lighting**. Installation of fire extinguishers

As these are essentially life-saving devices we **recommend** that the Owners Corporation consider the implementation of such works after a fire survey /assessment of the building by a fire engineer.



3.0 EXTERNAL FULL REPORT

3.1 ROOF

The roof construction is generally of the following material:

- Corrugated Steel Terracotta Tile Cement Tile
 Slate Fibre Cement Sheeting Other:

Comments:

The main roof was inspected externally and from beneath, *sarking*^{*1} **was** present to the U/S. At present there does not appear to be any evidence of leakages.

Noted Defects; evidence of prior building movement related cracking noted to the SW end roof ridge.

NB* Refer important comments relating to *structural roof framing defects* under the ATTIC roof section of this report, as in my professional opinion, failure to promptly act on these may result in further settlement cracking of the roof tiles with resultant leakages.

Some of the ridge capping tile pointing is variously cracked and loose, as such we **recommend** that these be re pointed, where required, to ensure water tightness.

3.12 GUTTERS / DOWNPIPES (D/PS')

The general condition of gutters and downpipes to the property is:

- Poor Fair Good Other:

All the downpipes, from observation, appear to be connected to the stormwater dispersal system, however a 'Smoke Test' is the only accurate method of determining any illegal connections (\$250)-

- No

↑ New rear stairs, laundry, SW & SE D/ps

Comments:

Generally, the various gutters and D/PS' are presently considered in the above noted condition.

Noted Defects; none of the above noted down pipes are connected to a sealed stormwater service. The newly constructed *rear stair structure* is non-compliant with minimum Council requirements for stormwater connection (has no down pipe - *Refer Photo No 11*) and is likely to be the subject of a future rectification order and may also contribute to foundation settlement\movement and create damp moist conditions in the sub floor, which could be conducive to termite entry.

Refer photos No 12 and 13 showing both the unconnected *SE & SW (front) down pipes*, which inappropriately discharge onto the ground adjacent to the building foundations.

In my professional opinion failure to connect these down pipes, to a sealed stormwater service, could lead to feature building related settlement and are likely to be contributing to the *rotational movement* and settlement of the *front boundary brick wall* and *pergola structure*.

As such I **recommend** that all down pipes be connected to a sealed stormwater service and carried out street.

¹ Sarking = Insulative foil and supplementary water-resistant membrane laid under roof tiles.



3.14 EAVES / FASCIA

The general condition of the eaves / fascia and barge boards to the property is:

Poor Fair > Good Other:

Comments:

Various timber elements painted condition is fairly sound.

No notable defects recorded.

3.15 LINTELS

The general condition of the lintel / arch bars is:

Poor Fair Good Other:
 ↑ concealed timber/ rendered type

Comments:

Most of the various lintels are significantly concealed by the external render coating, however I did not identify any particular rust expansion related adjoining cracking and therefore presume most to be quite sound.

3.2 PAVING

The general condition of the paving is;

Poor > Fair Good Other:
 ↑ as noted ↑ remainder

Drainage to paving is adequate;-

Yes No
 ↑ as noted

Comments:

West paving: Refer prior Plumbing section comments regarding illegal stormwater discharge into sewer gullies. This significantly cracked and subsided paving has a moderate collection area and no formal surface drainage and generally has minor falls towards the front yard, which could be promoting prior noted rotational movement in the front brick boundary wall. It is possible that some surface water could seep into the sub floor.

East driveway paving: Refer prior Plumbing section comments regarding illegal stormwater discharge into sewer gullies. This significantly cracked and subsided paving has a significant collection area and no formal surface drainage, with falls to the street. It is possible that some surface water could seep into the sub floor in the subsided areas.

Rear paving: Refer prior Plumbing section comments regarding illegal stormwater discharge into sewer gullies. This paving has a moderate collection area and also picks up the roof water discharge from rear stair structure and has no formal surface drainage, with falls back towards the building line. It is possible that some surface water could seep into the sub floor in the subsided areas.

I **recommend** that consideration be given to rectifying subsided areas of paving and installation of adequate surface drainage connected to a sealed stormwater service.



3.3 FENCING

The boundary fences were inspected and are of the following construction:

Timber Brick Metal Other Not App.

The general condition is:-

Poor > Fair Good Other:
 ↑ as noted ↑ remainder

Comments:

Ref also accompanying Pest Inspection Report for any specific comments on same.

The various boundary fences were inspected and are generally considered as noted above.

The *rear paling fence* has considerable soft rot/ weathering particularly at supports partly due to it inappropriately acting as a retaining wall for the built up garden bed soil behind same (*Refer example Photo No14*). Replacement is envisaged within **1-2 years**.

Part of the *western paling fence* is acting as a retaining wall for buildup garden bed and also has soft rot in the lower supports. Approx **\$45/ Lm**. Refer to site survey for block size.

The *front brick boundary fence* has significant evidence of settlement related rotational movement together with the *brick supports of the driveway pergola*, as previously noted

3.5 EXTERNAL PAINT SURFACE FINISH

The general condition of external paint / surface finishes is:

Poor Fair > Good Other:

Comments:

Generally the external paint condition is considered in the above noted condition and appears to be relatively new. It is likely that is part of the painting works the prior noted cracking to the upper western and eastern wall was filled and painted over.

Ref also earlier criticisms relating to weathered external timber or rusting metal elements noting that the *driveway pergola* is constructed of non external exposure grade softwood and is in a poor rotted condition.

3.6 SITE & SUB FLOOR DRAINAGE

The allotment should be monitored during periods of heavy rain:-

Yes No

Comments:

Refer our comments under Gutters / down pipes and 'Paving'.

The building is located on a level block and probably founded on sand.



3.91 PEST INSPECTION / TREE ROOT INTRUSION

A Pest Inspection has been undertaken;

Refer accompanying Pest Inspection Report. No

Tree roots and/ or damage were visible within the foundation area.

Yes No Not Accessible

Comments:



4.0 MISCELLANEOUS

Hose cocks are provided at front and back;

Yes

No

A hills hoist extend/ fold-a-line clothes line is provided.

Yes

No

6.0 CONCLUSION

Our considered opinion as to the present condition of the property is reflected in our 'Summary of Condition' section at the front of this report.

The roof framing condition is of considerable concern and should be investigated immediately.

With the completion of our noted 'Essential Repairs' & serious consideration of our 'Optional Repairs' listing, the resultant improvement in the present condition and reduced maintenance requirements will be significant.



**Access Property Services - Advisory Note No1****Lead in Buildings;**

Most pre 1970 houses are likely to contain lead-based paint and or dust within the roof void (attic) and wall cavities. Even if only small amounts of lead are ingested (through breathing or hand to mouth contact) it can present a **very significant health hazard** particularly to young children and pregnant women who can suffer from acute lead poisoning, leading to serious long term effects.

Ceiling / Wall Dust; If you intend altering internal walls or ceilings or installing an attic ladder and there is dust in the roof void you should seriously consider having it tested (for lead or pesticides) and then having it professionally vacuum removed using an approved HEPA filtered system, before renovating. Never attempt to vacuum it yourself using a normal vacuum as you will most likely spread it around further.

Painted Surfaces; If your house pre dates 1970 and your renovations involve painting you should attempt to test all existing paint for the presence of lead before painting works commence. Most lead poisoning cases have resulted from home renovations which were poorly managed.

If you or a child may have been exposed to lead the only reliable way of knowing is to have a blood lead test conducted by your GP.

The **Lead Advisory Service Australia** provide advice and support about any lead related questions including where to have samples of paint, dust or soil analysed, how to take simple steps with diet to reduce the absorption rate of lead, how to undertake a safe renovation or how to ensure your tradesperson uses safe methods.

The **Lead Advisory Service Australia** also provide:

- free telephone service **call 1800 626 086** Ph (02) 9716 0132
- free written material Email: info@lead.org.au Web: www.lead.org.au Fax (02) 9716 9005
- community workshops and meetings to parents.

DIPNR put out a Guide called "Managing Lead Contamination in Home Maintenance, Renovation & Demolition Practices" a copy can be obtained by visiting

www.planning.nsw.gov.au/plansforaction/pdf/managinglead.pdf





Photo No1

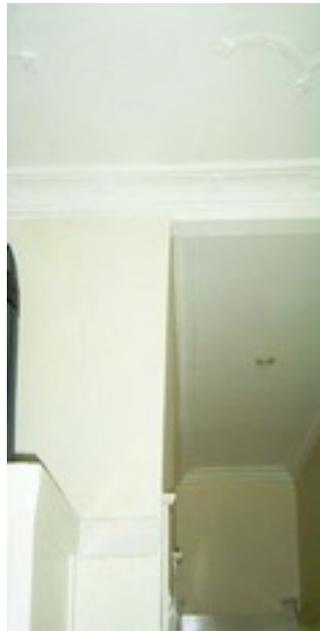


Photo No2





Photo No3



Photo No4



Photo No5



Photo No6



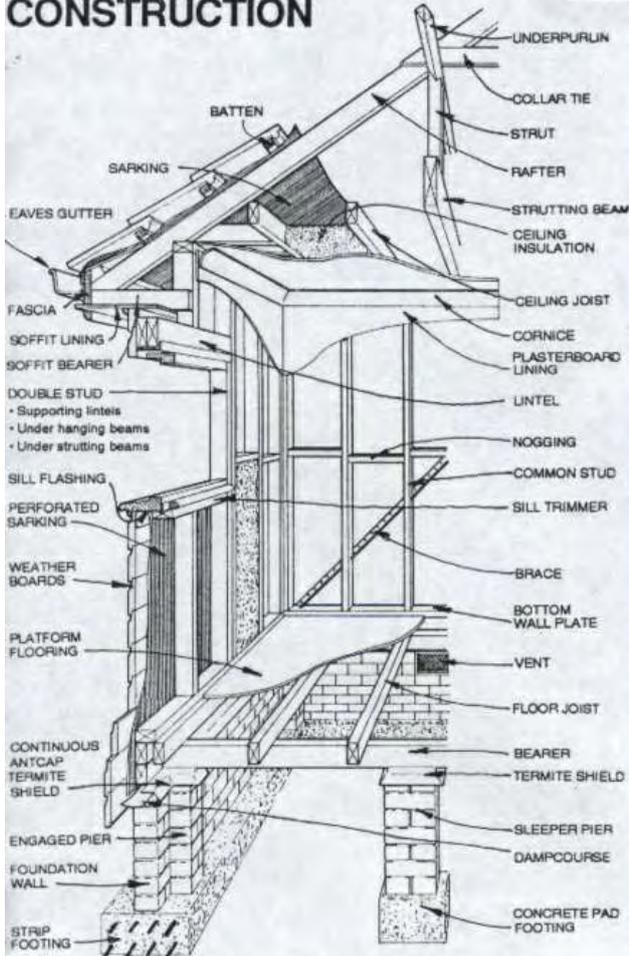


Photo No6A

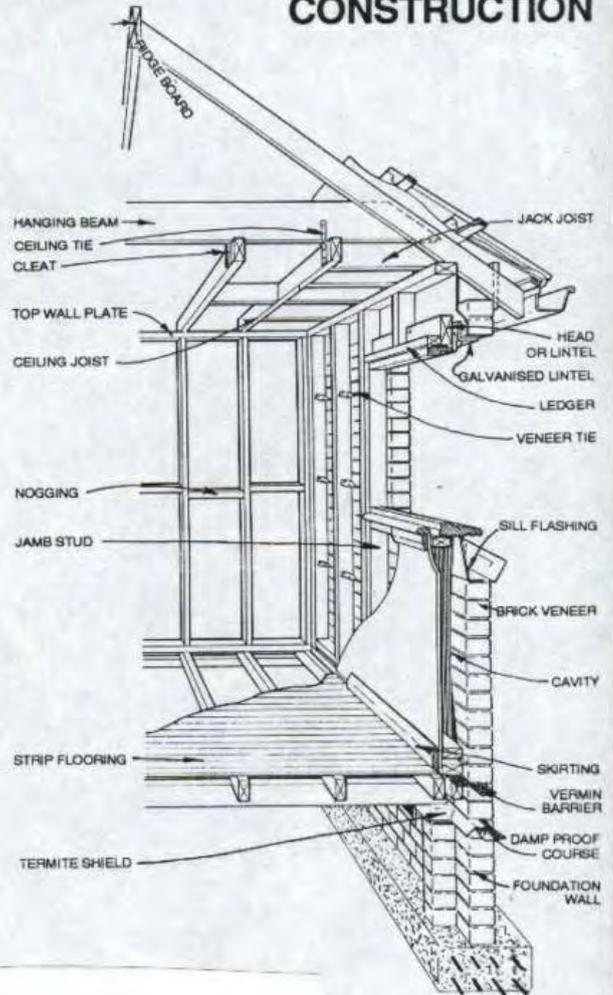


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